MALONE *WHEELER

CIVIL ENGINEERING * DEVELOPMENT CONSULTING * PROJECT MANAGEMENT

EDWARDS AQUIFER

CONTRIBUTING ZONE PLAN

for

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

Prepared for:

Hero Way Crossing Ltd. 1601 Rio Grande St., #333 Austin, Texas 78701

Prepared by:

Malone/Wheeler, Inc. 5113 Southwest Parkway Suite 260 Austin, Texas 78735



August 2023

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET Contributing Zone Plan

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Check Payable to the "Texas Commission on Environmental Quality"

Special Warranty Deed



TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please of	describe in space provided.)	
New Permit, Registration or Authorization (Core Do	ata Form should be submitted with	the program application.)
Renewal (Core Data Form should be submitted with	h the renewal form)	Other
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in	3. Regulated Entity Reference Number (if issued)
CN	<u>Central Registry**</u>	RN

SECTION II: Customer Information

4. General Cu	stomer Info	ormation	5. Effective Date for Customer Information Updates (mm/dd/yyyy)								
New Custor] Update to Custom Texas Secretary of S					in Regulated Enti counts)	ty Owne	rship	
The Custome	r Name sub	mitted here ma	y be updated aut	omatically	y based	l on what i	s curre	ent and active	with the	e Texas Seci	etary of State
(SOS) or Texa	s Comptroll	er of Public Acc	ounts (CPA).								
6. Customer I	egal Name	(If an individual,	print last name first	: eg: Doe, Jo	ohn)		lf	^e new Customer, e	enter pre	vious Custom	er below:
Hero Way	Crossing I	_td.									
7. TX SOS/CP	A Filing Nur	nber	8. TX State Ta	x ID (11 di	gits)		9	. Federal Tax II)	10. DUNS	Number (if
8051	5550	32089831153			53		9 digits) 3- 371	413	applicable)		
11. Type of C	ustomer:	Corpo	pration			Ind	ividual		Partner	ship: 🗌 Ger	eral 🔣 Limited
Government: [City 🗌 Co	unty 🗌 Federal	🗌 Local 🔲 State [Other		Sol	e Propi	rietorship	Oth	er:	
12. Number o	of Employee	25					1	3. Independen	tly Owr	ed and Op	erated?
X 0-20	21-100	101-250 2	51-500 🗌 501 ar	nd higher			🔀 Yes 🗌 No				
14. Customer	Role (Propo	osed or Actual) - a	as it relates to the R	egulated En	tity liste	d on this for	m. Plea	ase check one of	the follo	wing	
Owner Occupationa		Operator Responsible		er & Operat CP/BSA Appl				Other:			
15. Mailing	1601 Ri	o Grande St.	#333								
Address:	City	Austin		State	TX	ZIP	7	78701		ZIP + 4	
16. Country M	Mailing Info	rmation (if outs	ide USA)	1		17. E-Mai	Addr	ess (if applicable	e)		
18. Telephon	e Number		19	. Extensio	on or Co	ode		20. Fax N	umber (if applicable)	

(512) 590 7739						() -		
ECTION III:	Regula	ated Ent	ity Inforn	nation				
21. General Regulated E	ntity Informa	ation (If 'New Reg	ulated Entity" is selec	cted, a new pe	rmit applic	ation is also required	1.)	
X New Regulated Entity	Update to	Regulated Entity	Name 🗌 Update	to Regulated E	ntity Inforr	mation		
The Regulated Entity Na as Inc, LP, or LLC).	me submitte	d may be updat	ted, in order to me	et TCEQ Cor	e Data Sta	indards (removal d	of organizatio	nal endings such
22. Regulated Entity Nar	ne (Enter nam	ne of the site when	e the regulated action	n is taking pla	ce.)		a alba ana a	
The Crossing at He	ero Way W	/est & West I	Broade Street					
23. Street Address of the Regulated Entity:	Inters	ection of Hero	o Way & West E	Broade Str	eet			
(No PO Boxes)	City	Leander	State	ТХ	ZIP	78641	ZIP+4	
24. County						70041		
	VVIIIa	amson						
	1	If no Stree	et Address is provid	ded, fields 2	5-28 are re	equired.		
25. Description to Physical Location:	Intersect	tion of Hero V	Vay & West Bro	ade Stree	t			
26. Nearest City						State	Nea	arest ZIP Code
Leander	r					ТХ	78	641
Latitude/Longitude are i used to supply coordinat					ata Stand	ards. (Geocoding o	of the Physical	Address may be
27. Latitude (N) In Decim	nal:	30.58	51743	28. Lo	ongitude (W) In Decimal:	-9-	1.86054
Degrees	Minutes		Seconds	Degre	es	Minutes		Seconds
						0		
29. Primary SIC Code (4 digits)		digits)	Code	31. Primar (5 or 6 digit		oue	Secondary NAI 6 digits)	CS Code
6512		6552	-	52	01120			
33. What is the Primary	Business of	this entity? (Do	o not repeat the SIC o	or NAICS descr	ption.) D	that Ichana	ning for L	1 Mulana
Retail Developmen	ıt				Pt	run (Stabl	ny una	u reverapire
34. Mailing	1601	Rio Grande S	St #333					
Address:								
Address:	City	Austin	State	ТХ	ZIP	78701	ZIP + 4	
35. E-Mail Address:	1	aylor.steed@)fourtrealty.com	1		1		
36. Telephone Number			37. Extension or	Code	38.	Fax Number (if app	olicable)	
(512) 590 7739					() -		

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

Dam Safety	Districts	X Edwards Aquifer	Emissions Inventory Air	Industrial Hazardous Waste
Municipal Solid Waste	New Source Review Air		Petroleum Storage Tank	D PWS
Sludge	Storm Water	Title V Air	Tires	Used Oil
Voluntary Cleanup	Wastewater	Wastewater Agriculture	Water Rights	Other:

SECTION IV: Preparer Information

40. Name: Taylor Steed, Manager of the General Partner			the General Partner	41. Title:	Owner
42. Telephone Number 43. Ext./Code		44. Fax Number	45. E-Mail Address		
(512) 590 77	739		() -	taylo	r. Steed @ fourtreaty. com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Hero Way Crossing Ltd	Job Title:	Manager of the G	eneral Partner
Name (In Print):	Taylor Steed		Phone:	(512) 590 7739
Signature:	Thank		Date:	6/6/23

Texas Commission on Environmental Quality Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with <u>30 TAC 213</u>.

Administrative Review

1. <u>Edwards Aquifer applications</u> must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: <u>http://www.tceq.texas.gov/field/eapp</u>.

- 2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
- 3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
- 4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

- 5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
- 6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

- 1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
- 2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

- 3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
- 4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: The Crossing at Hero Way West & West Broade Street				2. Regulated Entity No.:					
3. Customer Name: Hero Way Crossing Ltd.			4. Cı	4. Customer No.:					
5. Project Type: (Please circle/check one)	New		Modification		Extension		Exception		
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Resident	tial	Non-residential			8. Site (e (acres):	3.68
9. Application Fee:	\$4,000		10. Permanent BM			BMP(s	EMP(s): Batch Extended Detention P		d Detention Pond
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tank			nks):	N/A		
13. County:	Williams	son	14. Watershed:					Brushy Creek	

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the "Texas Groundwater Conservation Districts within the EAPP Boundaries" map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

	Austin Region					
County:	Hays	Travis	Williamson			
Original (1 req.)			<u>_X</u>			
Region (1 req.)		_	<u>_X</u>			
County(ies)			<u>_X</u>			
Groundwater Conservation District(s)	Edwards Aquifer Authority Barton Springs/ Edwards Aquifer Hays Trinity Plum Creek	Barton Springs/ Edwards Aquifer	NA			
City(ies) Jurisdiction	Austin Buda Dripping Springs Kyle Mountain City San Marcos Wimberley Woodcreek	Austin Bee Cave Pflugerville Rollingwood Round Rock Sunset Valley West Lake Hills	Austin Cedar Park Florence Georgetown Jerrell X Leander Liberty Hill Pflugerville Round Rock			

	Sa	an Antonio Region			
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)					
Region (1 req.)		_			
County(ies)					
Groundwater Conservation District(s)	Edwards Aquifer Authority Trinity-Glen Rose	Edwards Aquifer Authority	Kinney	EAA Medina	EAA Uvalde
City(ies) Jurisdiction	Castle Hills Fair Oaks Ranch Helotes Hill Country Village Hollywood Park San Antonio (SAWS) Shavano Park	Bulverde Fair Oaks Ranch Garden Ridge New Braunfels Schertz	NA	San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This
application is hereby submitted to TCEQ for administrative review and technical review.

Hero Way Crossing Ltd. Print Name of Customer/Authorized Agent Signature of Customer/Authorized Ag

FOR TCEQ INTERNAL USE ONLY

Agent	4/7/23
gent	Date
	· · · · · · · · · · · · · · · · · · ·
_	· · · · · · · · · · · · · · · · · · ·
	Date Administratively Comp
	Connect Number of Conicas

Date(s)Reviewed:	Date Administratively Complete:
Received From:	Correct Number of Copies:
Received By:	Distribution Date:
EAPP File Number:	Complex:
Admin. Review(s) (No.):	No. AR Rounds:
Delinquent Fees (Y/N):	Review Time Spent:
Lat./Long. Verified:	SOS Customer Verification:
Agent Authorization Complete/Notarized (Y/N):	Payable to TCEQ (Y/N):
Core Data Form Complete (Y/N):	Check: Signed (Y/N):
Core Data Form Incomplete Nos.:	Less than 90 days old (Y/N):

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Hero Way Crossing Ltd.

Date: 7/20/23

Signature of Customer/Agent:

Taylor stud, manager of the GP of Hardway Crossing Ud.

Regulated Entity Name: The Crossing at Hero Way West & West Broade Street

Project Information

- 1. County: Williamson
- 2. Stream Basin: Brushy Creek
- 3. Groundwater Conservation District (if applicable): N/A
- 4. Customer (Applicant):

Contact Person: Taylor SteedEntity: Hero Way Crossing Ltd.Mailing Address: 1601 Rio Grande St. #333City, State: Austin, TXZip: _Telephone: 512-590-7739Fax: _Email Address: taylor.steed@fourtrealty.com

Zip: <u>78701</u> Fax: _____

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5. Agent/Representative (If any):

Contact Person: Jesse Malone, P.E.Entity: Malone Wheeler, Inc.Mailing Address: 5113 Southwest Parkway, Suite 260City, State: Austin, TX 78735Zip: 78735Telephone: 512-899-0601Fax: 512-899-0655Email Address: jessem@malonewheeler.com

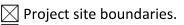
6. Project Location:

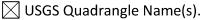
 \boxtimes The project site is located inside the city limits of <u>Leander</u>.

- The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
- The project site is not located within any city's limits or ETJ.
- 7. The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

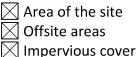
The project is located at the intersection of Hero Way and West Broade Street.

- 8. Attachment A Road Map. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.
- 9. \square Attachment B USGS Quadrangle Map. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:





10. Attachment C - Project Narrative. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:



- Permanent BMP(s)
- Site history
- \times Previous development
- \square Area(s) to be demolished
- 11. Existing project site conditions are noted below:
 - Existing commercial site
 - Existing industrial site
 - Existing residential site

Existing paved and/or unpaved roads

🔀 Undeveloped (Cleared)

Undeveloped (Undisturbed/Not cleared)

- Other: _____
- 12. The type of project is:

Residential: # of Lots: _____
 Residential: # of Living Unit Equivalents: _____
 Commercial
 Industrial
 Other: _____

13. Total project area (size of site): <u>3.68</u> Acres

Total disturbed area: <u>3.68</u> Acres

- 14. Estimated projected population: <u>3 commercial mixed-use buildings</u>
- 15. The amount and type of impervious cover expected after construction is complete is shown below:

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	20,473	÷ 43,560 =	.47
Parking	66,647	÷ 43,560 =	1.53
Other paved surfaces	8,706	÷ 43,560 =	.20
Total Impervious Cover	95,832	÷ 43,560 =	2.20

Table 1 - Impervious Cover

Total Impervious Cover 2.20 ÷ Total Acreage 3.68 X 100 = 59.78% Impervious Cover

16. Attachment D - Factors Affecting Surface Water Quality. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. 🔀 Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

🖂 N/A

18.	Туре	of	project:
-----	------	----	----------

TXDOT road project.
County road or roads built to county specifications.
City thoroughfare or roads to be dedicated to a municipality.
Street or road providing access to private driveways.

19. Type of pavement or road surface to be used:

Concrete
Asphaltic concrete pavement
Other: _____

20. Right of Way (R.O.W.):

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
L x W = ____Ft² ÷ 43,560 Ft²/Acre = _____ acres.

21. Pavement Area:

Length of pavement area: _____ feet. Width of pavement area: _____ feet. L x W = _____ $Ft^2 \div 43,560 Ft^2/Acre = _____ acres.$ Pavement area _____ acres \div R.O.W. area _____ acres x 100 = ____% impervious cover.

22. A rest stop will be included in this project.

A rest stop will not be included in this project.

23. Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

24. Attachment E - Volume and Character of Stormwater. A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

- 25. Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.
 - N/A

26. Wastewater will be disposed of by:

On-Site Sewage Facility (OSSF/Septic Tank):

 Attachment F - Suitability Letter from Authorized Agent. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities. Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.
Sewage Collection System (Sewer Lines): The sewage collection system will convey the wastewater to the <u>City of Leander</u> <u>Wastewater</u> (name) Treatment Plant. The treatment facility is:
Existing.
$\square N/A$

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	Size (Gallons)	Substance to be Stored	Tank Material
1			
2			
3			
4			
5			
		To	otal x 1.5 = Gallons

28. The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

Attachment G - Alternative Secondary Containment Methods. Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

 Table 3 - Secondary Containment

Length (L)(Ft.)	Width(W)(Ft.)	Height (H)(Ft.)	L x W x H = (Ft3)	Gallons

Total: _____ Gallons

30. Piping:

All piping, hoses, and dispensers will be located inside the containment structure.

Some of the piping to dispensers or equipment will extend outside the containment structure.

The piping will be aboveground

] The piping will be underground

- 31. The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of:
- 32. Attachment H AST Containment Structure Drawings. A scaled drawing of the containment structure is attached that shows the following:
 - Interior dimensions (length, width, depth and wall and floor thickness).
 - Internal drainage to a point convenient for the collection of any spillage.

Tanks clearly labeled

Piping clearly labeled

Dispenser clearly labeled

33. Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

34. \square The Site Plan must have a minimum scale of 1" = 400'.

Site Plan Scale: 1" = <u>10', 20', 100</u>'.

35. 100-year floodplain boundaries:

Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

 \boxtimes No part of the project site is located within the 100-year floodplain.

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): <u>FEMA FIRM Panel Number 48491C0455F</u>, dated December 20, 2019.

36. The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

- 37. \square A drainage plan showing all paths of drainage from the site to surface streams.
- 38. 🖂 The drainage patterns and approximate slopes anticipated after major grading activities.
- 39. \boxtimes Areas of soil disturbance and areas which will not be disturbed.
- 40. 🔀 Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 41. 🛛 Locations where soil stabilization practices are expected to occur.
- 42. Surface waters (including wetlands).

N/A

43. Locations where stormwater discharges to surface water.

There will be no discharges to surface water.

44. Temporary aboveground storage tank facilities.

Temporary aboveground storage tank facilities will not be located on this site.

45. Permanent aboveground storage tank facilities.

Permanent aboveground storage tank facilities will not be located on this site.

46. \square Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

🗌 N/A

- 48. These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
 - The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.
 - A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.

🗌 N/A

49. Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

🗌 N/A

50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

The site will be used for low density single-family residential development and has 20% or less impervious cover.

The site will be used for low density single-family residential development but has more than 20% impervious cover.

The site will not be used for low density single-family residential development.

51.	The executive director may waive the requirement for other permanent BMPs for multi-
	family residential developments, schools, or small business sites where 20% or less
	impervious cover is used at the site. This exemption from permanent BMPs must be
	recorded in the county deed records, with a notice that if the percent impervious cover
	increases above 20% or land use changes, the exemption for the whole site as described in
	the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing
	and Approval), may no longer apply and the property owner must notify the appropriate
	regional office of these changes.

[[[Attachment I - 20% or Less Impervious Cover Waiver. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached. The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover. The site will not be used for multi-family residential developments, schools, or small business sites.
52. 🔀 /	Attachment J - BMPs for Upgradient Stormwater.
] [[A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached. No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached. Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
53. 🖂 🖊	Attachment K - BMPs for On-site Stormwater.
[A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached. Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
	Attachment L - BMPs for Surface Streams. A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.
	N/A
I	Attachment M - Construction Plans. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and

dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

___ N/A

56. 🖂	Attachment N - Inspection, Maintenance, Repair and Retrofit Plan . A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:
	Prepared and certified by the engineer designing the permanent BMPs and measures
	Signed by the owner or responsible party
	Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
	Contains a discussion of record keeping procedures
	N/A

57. Attachment O - Pilot-Scale Field Testing Plan. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

N/A

58. Attachment P - Measures for Minimizing Surface Stream Contamination. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

□ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

- 59. The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
- 60. A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

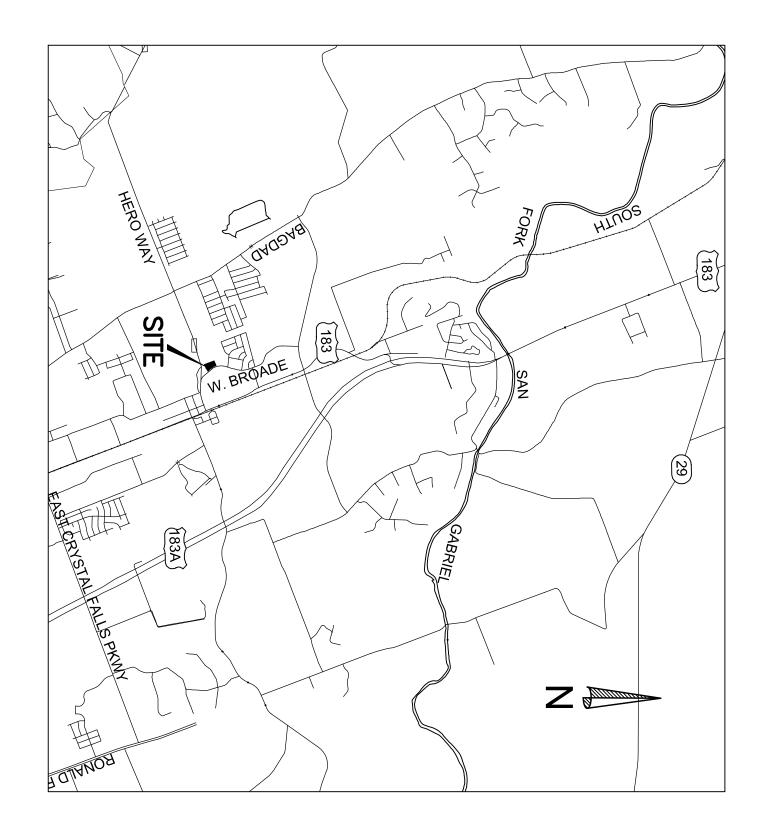
Administrative Information

- 61. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
- 62. Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
- 63. The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
 - The Temporary Stormwater Section (TCEQ-0602) is included with the application.

CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENT "A"

LOCATION MAP

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET



LOCATION MAP SCALE: 1" = 2,000'

CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENT "B"

USGS QUADRANGLE MAP

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

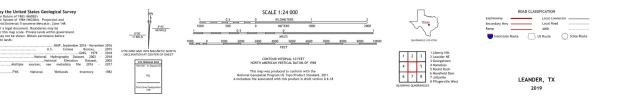








-97.7500- 30.5000



CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENT "C"

PROJECT NARRATIVE

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

The Crossing at Hero Way West and West Broade Street project, located west of the intersection of Hero Way and W. Broade Street in the City of Leander is part of document 2015032639 of the official public records of Williamson County, Texas.

Improvements on the 3.68-acre site proposed with this application consist of 3 commercial buildings, a parking lot, a batch detention pond, a drainage channel to convey offsite flows, and associated utility improvements. The Crossing at Hero Way West and West Broade Street site proposes approximately 2.20-acres (59.8%) of impervious cover. As shown in the water quality calculations on sheet 17 of the construction plans, the proposed batch detention water quality pond is sufficiently sized to capture the 80% increase of TSS loading of the proposed project.

The existing condition of the site for Hero Way Crossing is undeveloped. The site's topography is relatively flat with varied tree coverage and ground cover. The site's elevation varies between 991 and 978 feet above mean sea level (MSL).

The site is located within the Contributing Zone of the Edwards Aquifer as defined by the Texas Commission on Environmental Quality ("TCEQ"). The entirety of the development is within the jurisdiction that contributes to South Brushy Creek Watershed. According to the Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) No. 48491C0455F dated December 20, 2019; no portion of the site is within the 100-year floodplain.

Generally, storm water runoff from the development is planned to be collected in a proposed storm sewer system to contain the 25-yr and convey the 100-yr storm. The storm sewer flows will then be conveyed to the proposed detention pond at the north end of the site. The proposed detention pond will outfall into a proposed 25' concrete channel with (3) 7'X5' reinforced concrete box culverts that ties into the existing box culverts within the intersection of Hero Way and W. Broade St. It has been discussed with the City of Leander that this site is to use the existing box culverts within the intersection of Hero Way and W. Broade St. as the site's drainage analysis point despite the culvert's sizing not accounting for current Atlas 14 flows.

Temporary stormwater BMPs will include a stabilized construction entrance, concrete washout, rock berms, and silt fence.

CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENT "D"

FACTORS AFFECTING SURFACE WATER QUALITY

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

The factors that could affect surface water quality attributable to the construction of the Site Improvements consist of the following:

- 1. Erosion due to soil disturbance during clearing and grubbing excavation, embankment, trenching and backfilling utilities, final grading.
- 2. Use and handling of asphaltic pavement.
- 3. Use and handling of Portland Cement Concrete.
- 4. Heavy rains during construction.
- 5. Storage of equipment on-site.
- 6. Fueling and maintenance of equipment on-site.
- 7. Accidental spills of minor amounts of petroleum based products such as paint, glue and sealants during construction.
- 8. Storage of construction materials on-site.
- 9. Waste generation, storage and disposal.

Temporary Best Management Practices

These factors associated with the construction of the various improvements are kept in check through the Temporary Best Management Practices.

Permanent Best Management Practices

After construction of the various improvements and the site is restored and revegetated the factors that could affect surface water quality consist of the following:

- 1. Pollutants associated with runoff from paved areas.
- 2. Pollutants associated with runoff from maintained vegetation.
- 3. Litter.

For all factors, the permanent Best Management Practices should provide protection.

CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENT "E"

VOLUME AND CHARACTER OF STORMWATER

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

Runoff from this project will consist of stormwater runoff typical to commercial projects which consists of runoff from roofs, driveways, sidewalk, and parking lots. This runoff will be conveyed to the batch detention pond via existing and proposed inlet and storm sewer infrastructure.

Water quality is provided by a proposed batch detention pond.

See the attached water quality calculations, drainage sheets 7-8 and water quality calculations (sheet 20) included in the construction plans.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

where

Project Name: The Crossing at Hero Way West & West Broade Street Date Prepared: 8/14/2023

Pages 3-27 to 3-30

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348. Characters shown in red are data entry fields. Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1

1

1. The Required Load Reduction for the total project:	Calculations from RG-348
---	--------------------------

Page	3-29 E	quation	3.3: 1	Lu =	27.2(A	x P)
1 ago	0.20 L	quation	0.0. 1		21.2(14	4461

L_{M TOTAL PROJECT} = Required TSS removal resulting from the proposed development = 80% of increased load A_N = Net increase in impervious area for the project

ipitation, inches

Ρ=.	Average annua	al precip
Site Data: Determine Required Load Removal Based on the Entire Project County = Total project area included in plan * = Predevelopment impervious area within the limits of the plan * = Total post-development impervious area within the limits of the plan * = Total post-development impervious area within the limits of the plan * =	Williamson 3.68 0.00 2-20 0.60	acres acres acres
	32	inches
Latoral project = * The values entered in these fields should be for the total project area.	1915	lbs.

Number of drainage basins / outfalls areas leaving the plan area =

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall	Area	No. =	
------------------------	------	-------	--

Total drainage basin/outfall area ≕ Predevelopment impervious area within drainage basin/outfall area ≕ Post-development impervious area within drainage basin/outfall area ≕	2.80 0.00 2.20	acres acres
Post-development impervious fraction within drainage basin/outfall area =	0.79	durida
LM THIS BASIN =	1915	lbs.

3. Indicate the proposed BMP Code for this basin.

where:

Total

Proposed BMP =	BATCH DET	
Removal efficiency =	91	percent

Aqualogic Cartridge Filter Bioretention Contech StormFilter Constructed Wetland **Batch Detention** Extended Detention Grassy Swale Retention / Irrigation Sand Filter Stormceptor Vegetated Filter Strips Vortechs Wet Basin Wet Vault

Pages 3-34 to 3-36

4. Calculate Maximum TSS Load Removed (La) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A x 34.6 + A_P x 0.54)

- Ac = Total On-Site drainage area in the BMP catchment area A_I = Impervious area proposed in the BMP catchment area

lbs.

inches

A_P = Pervious area remaining in the BMP catchment area

L_R = TSS Load removed from this catchment area by the proposed BMP

Calculations from RG-348

$A_{c} =$	2.80	acres
$A_i =$	2 20	acres
Ap =	0.60	acres
L _R =	2226	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M THIS BASIN} \approx$ 1915

> F= 0.86

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Rainfall Depth =	1.38
Post Development Runoff Coefficient =	0.60
On-site Water Quality Volume -	8480

8480 cubic feet

Calculations from RG 348 Pages 3 36 to 3-37

Off-site area draining to BMP =	0.00	acres	
Off-site Impervious cover draining to BMP =	0.00	acres	
Impervious fraction of off-site area =	0		
Off-site Runoff Coefficient =	0.00		
Off-site Water Quality Volume =	0	cubic feet	
Storage for Sediment =	1696		
Capture Volume (required water quality volume(s) x 1.20) =	10176	cubic feet	



CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENT "J"

BMP's FOR UPGRADIENT STORMWATER

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

BMP's for upgradient stormwater include the following:

Temporary BMP's

- 1 Silt Fence
- 2. Concrete Washout
- 3. Stabilized Construction Entrance

Permanent BMP's

- 1. Restoration and Revegetation of Disturbed Areas
- 2. Proposed Batch Detention Pond

For locations and designs of temporary and permanent BMP's please refer to the enclosed Construction Plans in Attachment "M".

CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENT "K"

BMPs FOR ONSITE STORMWATER

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

BMP's for onsite stormwater include the following:

Temporary BMP's

- 1. Silt Fence
- 2. Rock Berm
- 3. Concrete Washout
- 4. Stabilized Construction Entrance
- 5. Inlet Protection
- 6. Limit of Construction Fence

Permanent BMP's

- 1. Restoration and Revegetation of disturbed areas
- 2. Rock Rip-Rap
- 3 Proposed Batch Detention Pond

For locations and designs of temporary and permanent BMP's please refer to the enclosed Construction Plans in Attachment "M".

CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENT "L"

BMP's FOR SURFACE STREAMS

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

BMPs for surface streams include the following:

Temporary BMP's

- 1. Silt Fence
- 2. Concrete Washout
- 3. Stabilized Construction Entrance
- 4. Limit of Construction Fence

Permanent BMP's

- 1. Restoration and Revegetation of disturbed areas
- 2. Proposed Batch Detention Pond

For locations and designs of temporary and permanent BMP's please refer to the enclosed Construction Plans in Attachment "M".

CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENT "M"

CONSTRUCTION PLANS

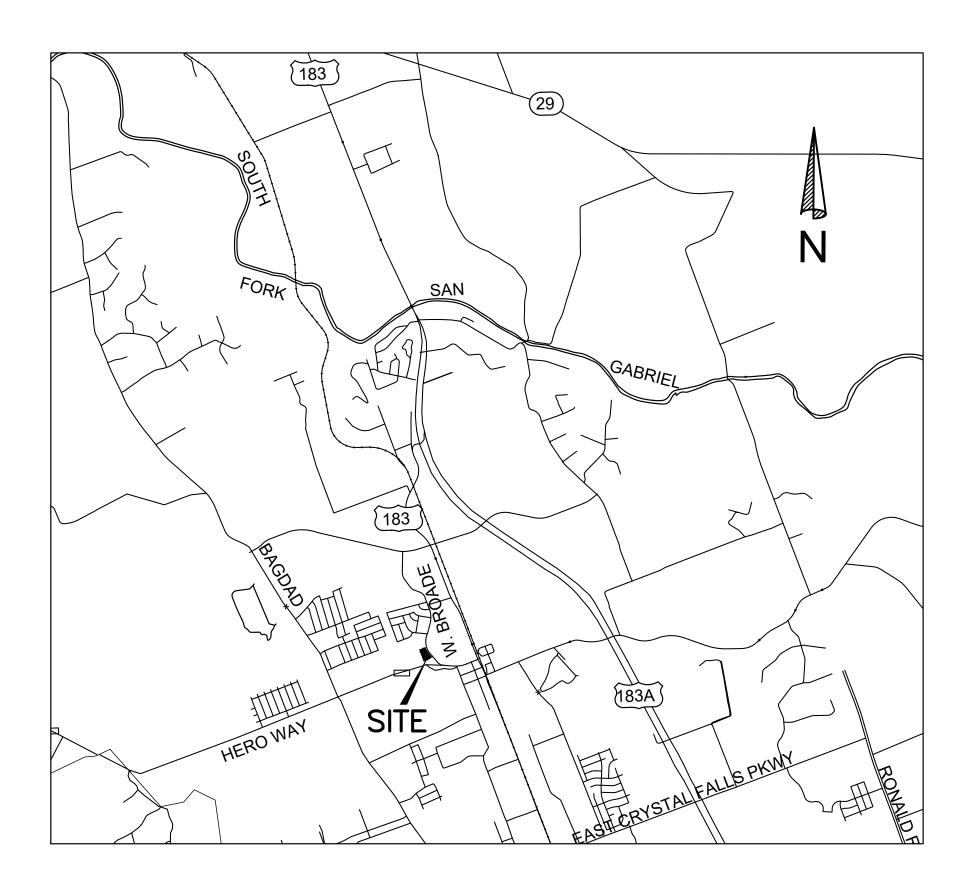
THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

(Please refer to the attached construction plans)

	RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.	SIT
	THE CR	
	SUBMITTED FOR APPROVAL BY MALONE/WHEELER, INC. JESSE B. MALONE, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 108734 MALONE/WHEELEF INC. 5113 SOUTHWEST KWY, SUITE 260 AUSTIN, TEXAS 78 35 OFFICE: (512) 899-0601 FAX: (512) 899-0655 FIRM REG. NO. F-786	680
	APPROVED BY:	
	ROBIN M. GRIFFIN, AICP, PLANNING DIRECTOR DATE	
	EMILY TRUMAN, P.E., CFM, CITY ENGINEER DATE	
	MARK TUMMONS, CPRP, DIRECTOR OF PARKS AND RECREATION DATE	
	PROJECT SUMMARY: THIS PROJECT PROPOSES 3 COMMERCIAL BUILDINGS WITH ASSOCIATED UTILITY INFRASTRUCTURE, A PARKING LOT, A BATCH DETENTION POND, AND A DRAINAGE CHANNEL TO CONVEY OFFSITE FLOWS. NO OFFSITE EASEMENTS ARE REQUIRED. ZONING: GC-4-C, GENERAL COMMERCIAL PROPOSED SITE USE: RETAIL/RESTAURANT/MEDICAL AREA OF PROJECT: 160,195 SF, 3.68 AC TOTAL IMPERVIOUS COVER: 89,668 SF, 2.06 AC BUILDING IMPERVIOUS COVER: 16,265 SF, .373 AC FUTURE LAND USE CATEGORY: ACTIVITY CENTER WILLIAMSON COUNTY I.D.: R530062	
	MEDICAL BUILDING (LOT 1):100%RESTAURANT BUILDING (LOT 2):100%RETAIL BUILDING (LOT 3):100%	
	SHORT FORM FINAL PLAT PROJECT #FP-23-0062 DEVELOPMENT AGREEMENT DOC. #DA-23-0014 <u>FLOODPLAIN INFORMATION:</u>	
	NO PORTION OF THIS PROJECT IS WITHIN THE 100-YEAR FLOOD PLAIN BOUNDARY AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY - FEMA PANEL NUMBER 48491C0455F, EFFECTIVE DATE DECEMBER 20, 2019. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.	
	EDWARDS AQUIFER THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. *LOT 2 SITE PLAN IS ANTICIPATED TO CHANGE. THIS SITE PLAN SHOWS 1.97 ACRES OF IMPERVIOUS COVER. THE PONDS AND STORM DRAIN COLLECTION SYSTEM HAVE BEEN DESIGNED WITH AN ASSUMED 2.06 ACRES OF IMPERVIOUS COVER. THIS OVERSIZING WILL MINIMIZE ANY FUTURE DRAINAGE DESIGN CHANGE RELATED TO A SITE PLAN REVISION ON LOT 2, IF NECESSARY.	
NO.	REVISION DESCRIPTION APPROVED BY DATE Image: Constraint of the second secon	LANE
		COLEMAN ADDRESS: 9890 SI
		AUSTIN CONTACT: MAR

E DEVELOPMENT PLANS FOR

AT HERO WAY WEST & WEST BROADE STREET W BROADE ST, LEANDER, TX 78641 LEANDER, TX 78641



LOCATION MAP SCALE: 1" = 2,000' ZONING

GC-4-C, GENERAL COMMERCIAL

DATE OF SUBMITTAL: MARCH 7, 2023

DATE OF FILING: MARCH 22, 2023

LEGAL DESCRIPTION:

LOTS 1, 2, & 3 OF THAT CERTAIN 7.360 ACRE (APPROXIMATELY 320,601 SQ. FT.) TRACT OF LAND, BEING A PORTION OF LOT 2, BLOCK B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", H.E.B. LEANDER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015032639 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO H.E. BUTT GROCERY COMPANY IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 8, 2000 AND RECORDED IN DOCUMENT NO. 2000061197 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT 2, CONVEYED TO THE CITY OF LEANDER IN A DEED WITHOUT WARRANTY RECORDED AUGUST 9, 2016 AND RECORDED IN DOCUMENT NO. 2016073006 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

SCAPING:

& ASSOCIATES LVER MOUNTAIN DRIVE , TEXAS 78737 RISSA MCKINNEY, PLA (512)476-2090

SURVEYOR:

CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. 3500 MCCALL LANE AUSTIN, TEXAS 78744 (512) 443-1724

OWNER/DEVELOPER:

HERO WAY CROSSING LTD. 1601 RIO GRANDE ST., STE 333 AUSTIN, TX, 78701 (512)-590-7739



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

ANS ٦ **OPMENT** DEVEL SITE

ARCHITECTURE:

ENVIROPLAN 4942 HWY 290 W AUSTIN, TEXAS 78735 (512) 476-0622

CIVIL ENGINEER:

5113 Southwest Pkwy, Suite 260

Austin, Texas 78735 Phone: (512) 899-0601 Fax: (512) 899-0655 Firm Registration No. F-786

SHEET INDEX 01 COVER 02 GENERAL NOTES 03 PLAT 04 PLAT 05 EXISTING CONDITIONS AND DEMOLITION PLAN 06 EROSION AND SEDIMENTATION CONTROL PLAN 07 OVERALL EXISTING DRAINAGE AREA MAP 08 PROPOSED DRAINAGE AREA MAP 09 SITE PLAN **10 FIRE PROTECTION PLAN** 11 PAVING PLAN 12 WATER PLAN 13 WASTEWATER PLAN 14 STORM SEWER PLAN 15 GRADING PLAN 16 WALL PLAN **17 DRAINAGE CHANNEL PLAN 18 CHANNEL & CULVERT CROSS SECTIONS** 19 POND PLAN 20 POND DETAILS & WATER QUALITY CALCULATIONS 21 ADDRESSING PLAN 22 SIDEWALK CLOSURE PLAN 23 STANDARD DETAILS 24 STANDARD DETAILS 25 STANDARD DETAILS 26 STANDARD DETAILS 27 STANDARD DETAILS 28 STANDARD DETAILS 29 OVERALL LANDSCAPE PLAN 30 LANDSCAPE PLAN & CALCULATIONS 31 LANDSCAPE PLAN & CALCULATIONS 32 MAJOR CORRIDOR STREETSCAPE PLAN 33 LANDSCAPE DETAILS & CALCULATIONS 34 PARKING TREE EXHIBIT 35 PARKING TREE EXHIBIT 36 MASTER ARCHITECTURAL SHEET 1 37 DUMPSTER DETAIL 1-1 38 DUMPSTER DETAIL 1-2 39 DUMPSTER DETAIL 1-3 40 MASTER ARCHITECTURAL SHEET 2 41 DUMPSTER DETAIL 2 42 MASTER ARCHITECTURAL SHEET 3 43 MASTER ARCHITECTURAL SHEET 3 44 DUMPSTER DETAIL 3 45 TRAFFIC CONTROL PLANS 46 TRAFFIC CONTROL PLANS 47 TRAFFIC CONTROL PLANS 48 TRAFFIC CONTROL PLANS

SD-23-0087

GENERAL NOTES

REVISED MARCH 27, 2023

CITY CONTACTS: ENGINEERING MAIN LINE: 512-528-2721 PLANNING DEPARTMENT: 512-528-2750 PUBLIC WORKS MAIN LINE: 512-259-2640 STORMWATER INSPECTIONS: 512-285-0055 UTILITIES MAIN LINE: 512-259-1142 UTILITIES ON-CALL: 512-690-4760

1. CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.

2. CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION

a. REFRESH ALL LOCATES BEFORE 14 DAYS – LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.

b. REPORT PIPELINE DAMAGE IMMEDIATELY – IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640. 3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:

a. BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.

b. ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES

TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION. c. PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE

d. CONNECTING TO THE EXISTING WATER LINES

e. THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE PPROVED PRIOR TO THE START OF BACKFILL OPERATIONS

4. ALL RESPONSIBILITILY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.

5. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES. 6. BURNING IS PROHIBITED.

7. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.

8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS

9. NO BLASTING IS ALLOWED.

10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS

SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.

11. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.

12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.

13. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS, CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.

14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER

15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH PPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.

16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.

17. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.

18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT. 20. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS, CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISIFACTION OF THE CITY.

22. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCE NOTES

- CONFERENCE. 2. THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION MEASURES AS SHOWN WITHIN THESE PLANS INCLUDING PERMANENT AND
- TEMPORARY ROCK BERMS 3. ROUGH GRADE PONDS TO 100% CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A
- TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO CLEARING, EXCAVATION AND EMBANKMENT ACTIVITIES. THE PONDS AND OUTLETS SHALL BE MAINTAINED AND FUNCTIONAL AS TEMPORARY DETENTION AND SEDIMENTATION BASINS THROUGHOUT CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT PONDS IS COMPLETE
- 4. WITH THE APPROVAL OF ALL AFFECTED PARTIES, THE CONTRACTOR MAY THEN BEGIN CLEARING AND GRUBBING
- 5. ROUGH GRADE STREETS / PARKING LOT / DRIVES. GEOTECHNICAL ENGINEER TO VERIFY SUBGRADE CONDITIONS, RECOMMENDATIONS AND REQUIRED BASE THICKNESS. 6. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT SECTION. 7. BEGIN INSTALLATION OF STORM SEWER LINES AND INSTALL BMPS IN LOTS FOR WATER QUALITY. AS STRUCTURES ARE INSTALLED, INSTALL INLET PROTECTION AS PER PLANS. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS. INSTALL INLET PROTECTION AS PER PLANS.
- 8. RE-GRADE STREETS / PARKING LOT / DRIVES TO SUBGRADE. 9. ENSURE THAT ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY FIRST COURSE
- BASE MATERIAL ON ALL STREETS / PARKING LOTS / DRIVES. 10. INSTALL CURB AND GUTTER.

11. LAY FINAL BASE COURSE ON ALL STREETS / PARKING LOT / DRIVES.

- 12. LAY ASPHALT OR CONCRETE ROADWAY SECTION.
- 13. COMPLETE ALL REMAINING ROUGH GRADING AND UNDERGROUND INSTALLATIONS 14. COMPLETE FINAL GRADING. RESTORE CONSTRUCTION SPOILS & STAGING AREA TO NATURAL GRADE
- 15. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION. 16. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL, INCLUDING CONSTRUCTION SPOILS AREA.
- 17. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED. 18. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA
- NEEDS TO BE STABILIZED BY RE-VEGETATION, MULCH, TARP OR RE-VEGETATION MATTING.

EROSION CONTROL NOTES

- 1. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES AND SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- 2. THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP. 3. ANY ON-SITE SPOILS DISPOSAL SHALL BE REMOVED PRIOR TO ACCEPTANCE UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE DEPTH OF SPOIL SHALL NOT EXCEED 10 FEET IN ANY
- AREA. 4. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST
- 5. SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164--WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA SHALL NOT BE USED.
- 6. STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT. LINEAR CONSTRUCTION PROJECTS MAY REQUIRE SPECIAL CONSIDERATION. ROADWAYS SHALL REMAIN CLEAR OF SILT AND MUD
- 7. TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT AI READY EXIST
- 8. IN THE EVENT OF INCLEMENT WEATHER THAT MAY RESULT IN A FLOODING SITUATION, THE CONTRACTOR SHALL REMOVE INLET PROTECTION MEASURES UNTIL SUCH TIME AS THE WEATHER EVENT HAS PASSED.

WATER AND WASTEWATER NOTES

WATER AND WASTEWATER GENERAL NOTES

- 1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61
- AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI. 2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY
- STAMPED AS FOLLOWS: WATER SERVICE "W" ON TOP OF CURB WASTEWATER SERVICE "S" ON TOP OF CURB
- VALVE "V" ON TOP OF CURB 3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER
- AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS. 4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE
- CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104. 5. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING
- FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE
- FOLLOWING GRADATION SPECIFICATION: SIEVE SIZE PERCENT RETAINED BY WEIGHT

1/2" 0

3/8" 0-2 #4 40-85

#10 95-100

6. DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

- 1. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
- 2. CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE FINED \$500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER. REGARDLESS OF WHO OPERATED THE VALVE.
- 3. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
- 4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH. INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL

1. THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION

- 5. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
- 6. THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.
- 7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.
- 8. PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-(9)). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW).
- 9. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS
- 10. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE. 11.LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT
- 12. ALL WATER METER BOXES SHALL BE: a. SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
- b. DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
- c. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL d 2" SINGLE METER DEW1730E-12-1CA_OR_EQUAL
- 13. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE
- WASTEWATER NOTES
- 1. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
- 2. MANDREL TESTING SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
- 3. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (RAVEN 405 OR SPRAYWALL). PENETRATIONS TO EXISTING WASTEWATER MANHOLES REQUIRE THE CONTRACTOR TO RECOAT THE ENTIRE MANHOLE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS SECTION NO. 506.5.
- 4. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE. 5. FORCE MAIN PIPES NEED TO HAVE SWEEPING WYES FOR JOINTS.

STREET AND DRAINAGE NOTES

- 1. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS (TAS).
- 2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
- 3. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.
- 4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE CABLE TV ETC. SHALL BE A MINIMUM OF 36" BELOW SUBGRADE
- 5. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED
- 6. ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OR WAY OR EASEMENTS. 7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TXDOT SPEC FOR PROOF ROLLING.
- 8. ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE THERMOPI ASTI
- 9. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
- 10. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS. 11. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE APPROVED CONSTRUCTION PLANS.
- 12. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY TERRACON CONSULTANTS, INC. ON DECEMBER 9, 2022. PAVEMENT RECOMMENDATIONS AS FOUND IN THE GEOTECHNICAL REPORT ARE AS FOLLOWS:
- a. REINFORCED PORTLAND CEMENT CONCRETE SHALL HAVE 28-DAY FLEXURAL STRENGTH (THIRD POINT LOADING) ≥500 PSI OR 28-DAY COMPRESSIVE STRENGTH ≥3.500 PSI a.a. REINFORCING STEEL: LIGHT- AND MODERATE-DUTY PAVEMENT SECTIONS SHALL BE
- CONSTRUCTED WITH #3 BARS SPACED AT 18 INCHES ON CENTER IN BOTH DIRECTIONS. HEAVY-DUTY PAVEMENT SECTIONS SHALL BE CONSTRUCTED WITH #4 BARS SPACED AT 18 INCHES (OR #3 BARS SPACED AT 12 INCHES) ON CENTER IN BOTH DIRECTIONS, REBAR SHOULD BE PLACED AT MIDPOINT OF CONCRETE SECTION AND SUPPORTED ON CHAIRS PRIOR TO CONCRETE PLACEMENT a.b. CONTROL JOINT SPACING: IN ACCORDANCE WITH ACI 330R, CONTROL JOINTS SHOULD BE
- SPACED NO GREATER THAN 12.5 FEET FOR 5-INCH THICK CONCRETE AND 15 FEET FOR 6-INCH THICK OR GREATER CONCRETE. IF SAWCUT. CONTROL JOINTS SHOULD BE CUT WITHIN 6 TO 12 HOURS OF CONCRETE PLACEMENT. SAWCUT JOINT SHOULD BE AT LEAST ¼ OF THE SLAB THICKNESS a.c. EXPANSION JOINT SPACING: ACI 330R INDICATES THAT REGULARLY SPACED EXPANSION
- JOINTS MAY BE DELETED FROM CONCRETE PAVEMENTS, EXCEPT ADJACENT TO STRUCTURES MANHOLES, INLETS, LIGHT POLES, ETC. THEREFORE, THE INSTALLATION OF EXPANSION JOINTS IS OPTIONAL AND SHOULD BE EVALUATED BY THE DESIGN/CONSTRUCTION TEAM EXPANSION JOINTS, IF NOT SEALED AND MAINTAINED CAN ALLOW INFILTRATION OF SURFACE WATER INTO THE SUBGRADE.
- a.d. DOWELS AT EXPANSION JOINTS: 3/-INCH SMOOTH BARS, 18 INCHES IN LENGTH, WITH ONE END TREATED TO SLIP, SPACED AT 12 INCHES ON CENTERS AT EACH JOINT, AND PLACED LEVEL AT MIDPOINT OF CONCRETE SECTION. b. SUBGRADE SHOULD NOT DRY OUT OR BECOME SATURATED PRIOR TO PAVEMENT

CONSTRUCTION. THE PAVEMENT SUBGRADE SHOULD BE THOROUGHLY PROOF-ROLLED AS OUTLINED IN b.a.-b.d. PARTICULAR ATTENTION SHOULD BE PAID TO AREAS ALONG CURBS, ABOVE UTILITY TRENCHES, AND ADJACENT TO LANDSCAPE ISLANDS, MANHOLES, AND STORM DRAIN INLETS. PREPARATION OF THE MOISTURE CONDITIONED SUBGRADE SHOULD EXTEND AT LEAST 24 INCHES BEHIND CURBS

- b.a. SITE PREPARATION: CONSTRUCTION AREAS SHOULD BE STRIPPED OF ALL VEGETATION, CONCRETE, LOOSE SOILS, TOP SOILS, CONSTRUCTION DEBRIS, AND OTHER UNSUITABLE MATERIAL CURRENTLY PRESENT AT THE SITE. ROOTS OF TREES TO BE REMOVED WITHIN CONSTRUCTION AREAS, SHOULD BE GRUBBED TO FULL DEPTHS, INCLUDING THE DRY SOIL AROUND THE ROOTS. IF ANY UNUSUAL ITEMS ARE UNEARTHED DURING OR AFTER DEMOLITION. PLEASE CONTACT US FOR FURTHER EVALUATION. UTILITIES TO BE ABANDONED SHOULD BE COMPLETELY REMOVED FROM ALL PROPOSED CONSTRUCTION AREAS. IF THIS IS NOT FEASIBLE, THEN THE ABANDONED UTILITY PIPING SHOULD BE FILLED WITH FLOWABLE FIL (TXDOT ITEM NO. 401) AND PLUGGED SUCH THAT IT DOES NOT BECOME A CONDUIT FOR WATER FLOW. SITE STRIPPING/EXCAVATION OPERATIONS IN CUT AREAS COULD LOOSEN LIMESTONE ROCKS/BOULDERS WHICH SHOULD EITHER BE PROPERLY BROKEN DOWN OR REMOVED FROM THE SITE. WE RECOMMEND THAT TERRACON BE RETAINED TO ASSIST IN EVALUATING EXPOSED SUBGRADES DURING EARTHWORK SO THAT UNSUITABLE MATERIALS, IF ANY, ARE
- REMOVED AT THE TIME OF CONSTRUCTION b.b. PROOF-ROLLING: ONCE INITIAL SUBGRADE ELEVATIONS HAVE BEEN ACHIEVED (I.E., AFTER CUTS BUT PRIOR TO FILLS). THE EXPOSED SUBGRADE IN ALL CONSTRUCTION AREAS (EXCEPT LANDSCAPING) SHOULD BE CAREFULLY AND THOROUGHLY PROOF-ROLLED WITH A 20-TON PNEUMATIC ROLLER, FULLY-LOADED DUMP TRUCK, OR SIMILAR EQUIPMENT TO DETECT WEAK ZONES IN THE SUBGRADE. WEAK AREAS DETECTED DURING PROOF-ROLLING, ZONES CONTAINING DEBRIS OR ORGANICS, AND VOIDS RESULTING FROM REMOVAL OF TREE ROOTS,
- UTILITIES, LOOSE SOILS, BOULDERS, ETC, SHOULD BE REMOVED AND REPLACED WITH SOILS EXHIBITING SIMILAR CLASSIFICATION MOISTURE CONTENT AND DENSITY AS THE ADJACENT IN-SITU SOILS (OR FLOWABLE FILL). PROPER SITE DRAINAGE SHOULD BE MAINTAINED DURING CONSTRUCTION SO THAT PONDING OF SURFACE RUNOFF DOES NOT OCCUR AND CAUSE CONSTRUCTION DELAYS AND/OR INHIBIT SITE ACCESS. b.c. MOISTURE-CONDITIONED SUBGRADE: AFTER PROOF-ROLLING, AND JUST PRIOR TO
- PLACEMENT OF FILL, THE EXPOSED SOIL SUBGRADE IN ALL CONSTRUCTION AREAS (EXCEPT I ANDSCAPING) SHOULD BE EVALUATED FOR MOISTURE AND DENSITY THROUGH FIELD DENSITY TESTING. IF THE MOISTURE AND/OR DENSITY FIELD TEST RESULTS DO NOT MEET THE MOISTURE AND DENSITY REQUIREMENTS BELOW, THE SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES, MOISTURE CONDITIONED AND COMPACTED AS PER THE FILL COMPACTION REQUIREMENTS. b.d. FILL COMPACTION REQUIREMENTS: PAVING FILL AND SUBGRADE WITH A PI≤25 SHALL HAVE A MINIMUM COMPACTION REQUIREMENT OF 95% AND MOISTURE CONTENT RANGE OF -3 TO +3%. PAVING FILL AND SUBGRADE WITH A PI>25 SHALL HAVE A MINIMUM COMPACTION REQUIREMENT OF 95% AND MOISTURE CONTENT RANGE OF OPTIMUM TO +4%.

c. PAVEMENT THICKNESS SECTIONS CAN BE FOUND ON TABLE 1 OF THIS SHEET

TABLE 1 PAVEMENT THICKNESS SECTIONS

	RIGID P	AVEMENT	
EXPECTED TRAFFIC	PORTLAND CEMENT REINFORCED CONCRETE (IN.)	MOISTURE CONDITIONED SUBGRADE (IN.)	PAVEMENT SECTION
PASSENGER VEHICLES	5.0	6.0	LIGHT-DUTY (ESALS<5)
CHANNELIZED TRAFFIC & FIRE LANE	6.0	6.0	MODERATE-DUTY (5≤ESALS≤20)
TRUCKS & TURNING MOVEMENTS (DUMPSTER PAD & MANEUVERING AREA)	7.0	6.0	HEAVY-DUTY (20≤ESALS≤75)

CONTRACTOR SHALL USE CITY OF LEANDER STANDARDS AND SPECIFICATIONS IF THEY DO NOT HAVE A STANDARD OR A SPECIFICATION THEN THE CONTRACTOR SHALL USE CITY OF AUSTIN STANDARDS AND SPECIFICATIONS. IF THE CITY OF LEANDER OR CITY OF AUSTIN DOES NOT HAVE A STANDARD OR A SPECIFICATION THEN THE CONTRACTOR SHALL USE TCEQ SPECIFICATIONS.

- 13. A TRAFFIC CONTROL PLAN. IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND
- SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER 14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE
- CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE. 15. TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL
- ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL
- 16. AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
- 17.NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
- 18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT
- 19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRVIEWAY TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND CESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVE 20.CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT
- FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS. 21.SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.
- 22. THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES. FITTINGS. METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA
- 23. PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
- 24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES
- 25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER
- FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY. 26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

TRENCH SAFETY NOTES

1. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 509S "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

GRADING NOTES

- 1. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
- 2. THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
- 3. AREAS OF SOIL DISTURBANCE ARE LIMITED TO GRADING AND IMPROVEMENTS SHOWN. ALL OTHER AREAS WILL NOT BE DISTURBED

BENCHMARK NOTES

1. BM #1: MAG NAIL WITH WASHER IN THE WEST CURBLINE OF WEST BROADE SREET, +/- 218' SOUTH OF THE INTERSECTION OF JESS MAYNARD AND WEST BROADE STREET. ELEVATION = 988.36' VERTICAL DATUM: NAVD 88 (GEOID 12B)

DRY UTILITIES NOTES

- 1. CONTRACTOR SHALL MAINTAIN MINIMUM 24" CLEARANCE FROM ALL EXISTING UTILITIES. 1. FOR PUBLIC WATER & WASTEWATER LINE EMERGENCIES, CONTACT THE CITY OF LEANDER PUBLIC WORKS EMERGENCY 24-HOUR ON-CALL LINE AT 512-690-4760.
- 2. THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES THAT ARE TO BE EXTENDED, TIED TO, CROSSED, OR ALTERED; OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
- 3. CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT FOR EXISTING WATER, WASTEWATER, STREET LIGHT ELECTRICAL WIRING, AND TRAFFIC SIGNAL WIRING LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
- a. LOCATE REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. b. REFRESH ALL LOCATES BEFORE 14 DAYS – LOCATE REFRESH REQUESTS MUST INCLUDE A

COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE c. REPORT ALL DAMAGE TO CITY INFRASTRUCTURE IMMEDIATELY – IF YOU WITNESS OR

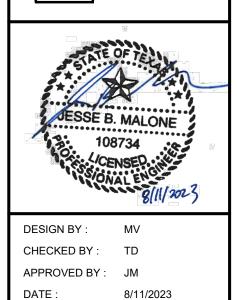
EXPERIENCE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT BY PHONE. IF DAMAGE IS WITNESSED OR EXPERIENCED AFTER HOURS, CALL THE CITY OF LEANDER UTILITIES ON-CALL LINE AT THE NUMBER LISTED ABOVE.

- 5. A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT & CITY OF LEANDER REPRESENTATIVES PRIOR TO INSTALLATION OF EROSION/SEDIMENTATION CONTROLS & TREE PROTECTION MEASURES AS WELL AS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PLANNING DEPARTMENT AT 512-528-2750 AT LEAST THREE (3) DAYS PRIOR TO MEETING DATE.
- 6. CITY OF LEANDER NOISE ORDINANCE PROHIBITS CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 9 PM AND 7 AM. REQUESTS FOR EXCEPTIONS TO THE ORDINANCE MUST BE MADE TO LEANDER CITY COUNCIL
- 7. CONTRACTOR SHALL BORE UNDER ALL DRIVEWAYS, STREET CROSSINGS AND OTHER PAVED AREAS. OPEN CUT CROSSING SHALL NOT BE ALLOWED.
- 8. CONTRACTOR SHALL REPLACE ALL DAMAGED PAVEMENT, CURB & GUTTER, SIDEWALK, CURB INLETS AND ALL OTHER INFRASTRUCTURE DAMAGED BY CONSTRUCTION PER CITY OF LEANDER STANDARDS & SPECIFICATIONS.
- 9. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
- 10. ALL UNDERGROUND UTILITY LINES SHALL CROSS UNDERNEATH WATERLINES. 11. THE MINIMUM DEPTH OF COVER FOR UTILITY LINES INSTALLED UNDER CITY OF LEANDER ROADWAYS SHALL BE 36" BENEATH FINISHED GRADE.

EROSION CONTROL & RESTORATION

- 1. THE CITY OF LEANDER ENVIRONMENT INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT. 2. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A
- MINIMUM OF 6" TOPSOIL. THE 6" MINIMUM SOIL DEPTH SHALL CONSISTS OF 75% SOIL BLENDED WITH 25% COMPOST 3. ALL DISTURBED AREAS SHALL BE RE-VEGETATED USING ONLY APPROVED GRASSES FROM THE
- GROW GREEN GUIDE

		NO. D	DATE	REVISION	BY
	THE CROSSING AT HERO WAY WEST & WEST BROADE STRFET				
	I FANDER TX 78641				
SINCE INC. 1993					
5113 Southwest Pkwy, Suite 260					
Austin, Texas 78735	GENERAL NOTES				
FIIUTE: (312) 077-UGUT FUX: (312) 077-U033 Firm Redistration No. F-786					
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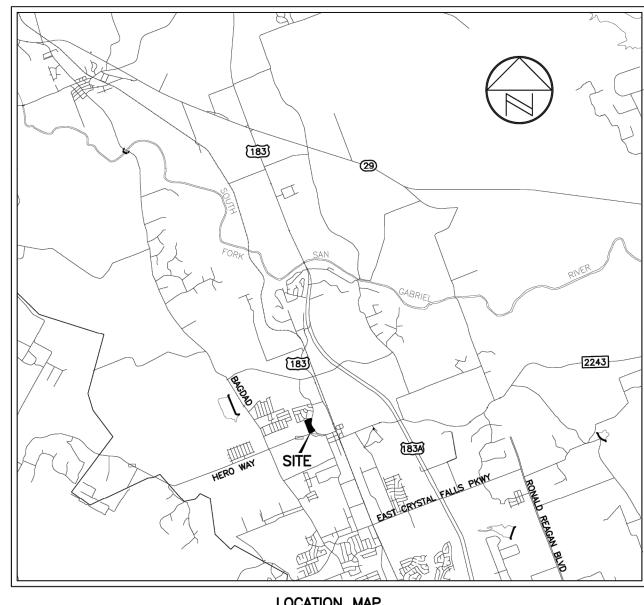
SHEET

OF 48

RESUBDIVISION OF LOT 2 BLOCK B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION SHORT FORM FINAL PLAT

BENCHMARK INFORMATION: BM #1: MAG NAIL WITH WASHER IN THE WEST CURBLINE OF WEST BROAD STREET, +/- 218' SOUTH OF THE INTERSECTION OF JESS MAYNARD AND WEST BROAD STREET. ELEVATION = 988.36'

VERTICAL DATUM: NAVD 88 (GEOID 12B)



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	GRAP	HIC SCAL	E
2000	1000	0	2000

SHEET	INDEX
SHEET NAME	SHEET NUMBER
COVER SHEET	1 OF 4
FINAL PLAT	2 OF 4
NOTES & SIGNATURES	3 OF 4
PERIMETER DESCRIPTION	4 OF 4

HERO WAY CROSSING LTD.
ADDRESS: 1610 RIO GRANDE STREET, SUITE 333 AUSTIN, TX 78701
ACREAGE: 7.360
SURVEY: CHARLES COCHRAN SURVEY, ABSTRACT NO. 134
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 4
PROPOSED USE: TBD PER SITE PLAN
DATE OF SURVEY: MAY 11, 2022
SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. 3500 McCALL LANE AUSTIN, TX 78744 (512)-443-1724
ENGINEER: JESSE B, MALONE P.E. 5113 SOUTHWEST PARKWAY, SUITE 260 AUSTIN, TX (512)-889-0601 FIRM NO. F-786
SUBMITTAL DATE: 03/14/2023
FILING DATE: 03/22/23

OWNER/DEVELOPER:

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P960".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES: N 10185669.94 E 3075281.12

TEXAS STATE PLANE COORDINATES: N 10184447.80 E 3074912.13

ELEVATION = 984.95'

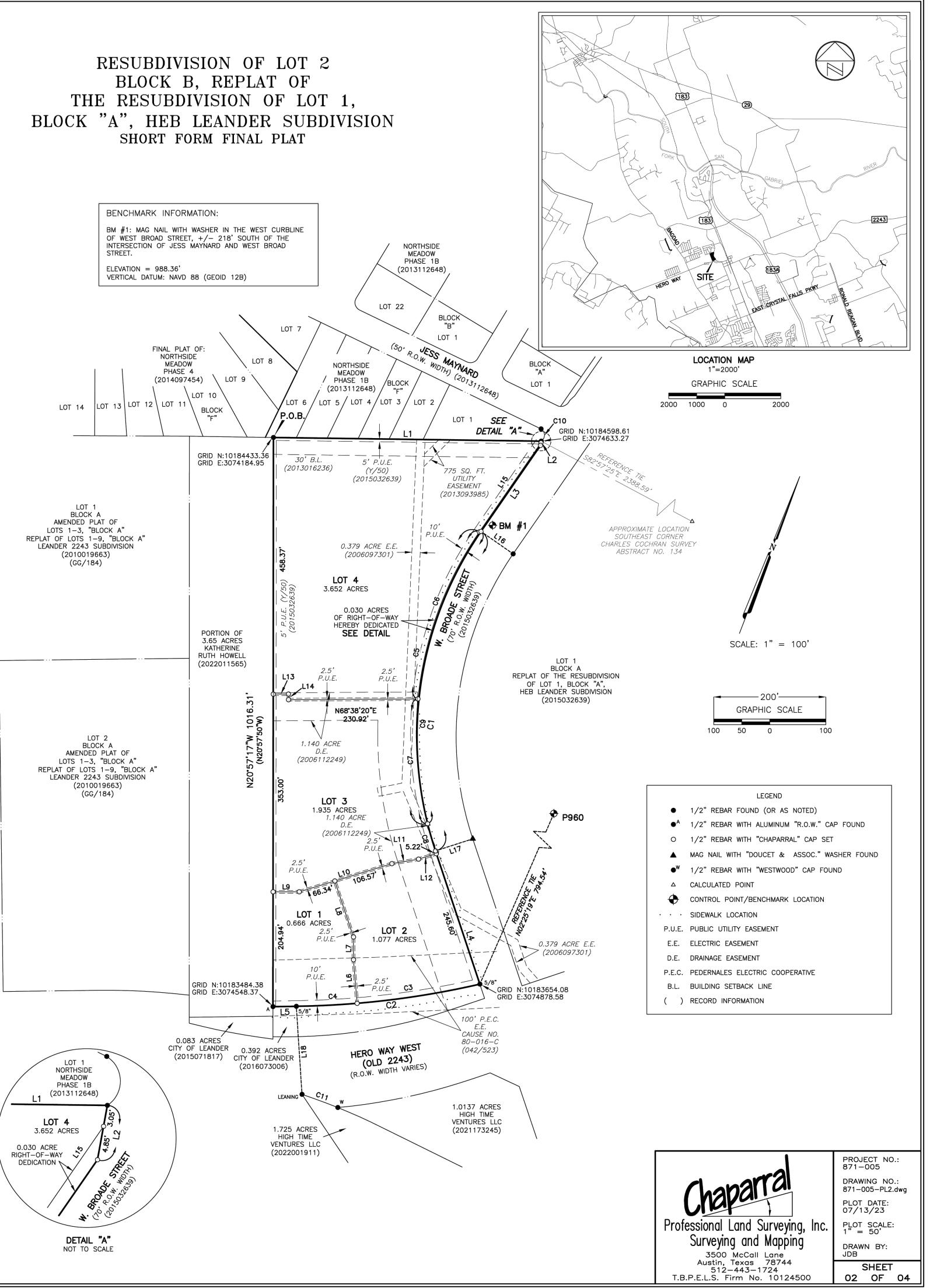
VERTICAL DATUM: NAVD 88 (GEOID 12B) COMBINED SCALE FACTOR = 0.999880014(FOR SURFACE TO GRID CONVERSION) INVERSE SCALE FACTOR = 1.000120

(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0 THETA ANGLE: 1°16'27"

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	645.00'	53 ° 04'10"	597.42 '	S12•53'35"E	576.29'	(S12°56'22"E 576.40')
C2	1557.00'	12'09'49"	330.54'	S62 ° 06'56"W	329.92'	(S62°08'24"W 329.93')
C3	1557.00'	8'09'53"	221.88'	S60'06'58"W	221.69'	
C4	1557.00'	3 * 59'55"	108.66'	S66•11'53"W	108.64'	
C5	635.85'	49 ° 10'53"	545.80'	S10 ° 56'57"E	529.20'	
C6	635.85'	28 ° 56'10"	321.12'	S00°49'35"E	317.72'	
C7	635.85'	20°14'44"	224.68'	S25'25'02"E	223.51'	
C8	645.00'	4 •29'51"	50.63'	S37 ° 10'45"E	50.62'	
C9	645.00 '	48 · 34'19"	546.79 '	S10 ° 38'40"E	530.57 '	
C10	13.00'	114 ° 26'57"	25.97'	N21°44'52"W	21.86'	(N21°34'22"W 21.97')
C11	1095.37'	3•33'39"	68.07 '	N89'11'45"E	68.06'	

RESUBDIVISION OF LOT 2 BLOCK B, REPLAT OF SHORT FORM FINAL PLAT



LOT INFORMATION					
LOT NUMBER	ACREAGE				
1	0.666				
2	1.077				
3	1.935				
4	3.652				

	LINE TABLE		
LINE	BEARING	DISTANCE	(RECORD)
L1	N69 * 45'58"E	477.86'	(N69°45'57"E 477.88')
L2	S10°42'42"E	7.90'	(S10°42'43"E 7.60')
L3	S13 ° 38'29"W	186.64'	(S13°36'01"W 187.31')
L4	S39°25'40"E	250.82'	(S39°28'35"E)
L5	S68•15'03"W	41.60'	(S68°13'19"W 41.62')
L6	N25°48'05"W	78.14'	
L7	N20°57'17"W	40.61'	
L8	N39°28'02"W	105.37'	
L9	N69'02'43"E	46.61'	
L10	N52°01'34"E	172.91'	
L11	N59 ° 32'47"E	48.04'	
L12	N51°55'08"E	33.43'	
L13	N68'38'20"E	27.11'	
L14	S21°21'40"E	10.06'	
L15	S13 ° 38'29"W	193.47'	
L16	S76'04'11"E	70.00'	
L17	N51°01'58"E	70.00'	
L18	S24°42'17"E	157.63'	



PROJECT NO.: 871-005 DRAWING NO .: 871-005-PL2.dwg PLOT DATE: 07/13/23 PLOT SCALE: 1" = 50'DRAWN BY: JDB SHEET 01 OF 04

RESUBDIVISION OF LOT 2 BLOCK B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION SHORT FORM FINAL PLAT

OWNER'S ACKNOWLEDGEMENT:

THE STATE OF TEXAS § COUNTY OF WILLIAMSON §

THAT HERO WAY CROSSING LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 7.360 ACRE TRACT OF LAND, BEING A PORTION OF LOT 2, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015032639 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO HERO WAY CROSSING LTD. IN A SPECIAL WARRANTY DEED DATED JULY 5, 2023 AND RECORDED IN DOCUMENT NO. 2023055899 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT 2, CONVEYED TO THE CITY OF LEANDER IN A DEED WITHOUT WARRANTY RECORDED AUGUST 9, 2016 AND RECORDED IN DOCUMENT NO. 2016073006 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS RESUBDIVISION OF LOT 2 BLOCK B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION.

HERO WAY CROSSING LTD. A TEXAS LIMITED PARTNERSHIP

BY: HERO WAY GENERAL PARTNER, LLC A TEXAS LIMITED LIABILITY COMPANY

(SIGNATURE) NAME: TAYLOR STEED TITLE: MANAGER

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ___ DAY OF______, 2023, PERSONALLY APPEARED, TAYLOR STEED, AS MANAGER OF HERO WAY GENERAL PARTNER, LLC, ON BEHALF OF SAID HERO WAY GENERAL PARTNER, LLC, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE __ DAY OF, 2023.

NOTARY PUBLIC-STATE OF _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS § COUNTY OF WILLIAMSON §

I PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 202201536. ISSUED MAY 11, 2022, HAVE BEEN SHOWN OR NOTED HEREON.

PAUL J. FLUGEL, R.P.L.S. 5096 DATE SURVEYING BY: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. 3500 MCCALL LANE AUSTIN, TEXAS 78744 (512) 443–1724

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS § COUNTY OF WILLIAMSON §

THAT I, JESSE B. MALONE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

DATE

JESSE B. MALONE, P.E.

MALONE WHEELER 5113 SOUTHWEST PARKWAY, SUITE 260 AUSTIN, TX 78745 (512)-899-0601 TEXAS REGISTERED ENGINEERING FIRM NO. F-786

CITY OF LEANDER APPROVAL:

STATE OF TEXAS COUNTY OF WILLIAMSON APPROVED THIS THE _____ DAY OF _____, 20 ___ A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

DONNIE MAHAN, CHAIRMAN PLANNING AND ZONING COMMISSION CITY OF LEANDER, TEXAS

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TX. 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM. 3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE

IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION. 4. ALL EASEMENTS ON PRIVATE PROPERTY, WHICH ARE DEDICATED BY PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

5. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON CO., EFFECTIVE DATE DECEMBER 20TH, 2019. 6. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

COUNTY CLERK:

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON

INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR PLAT RECORDS, OF SAID COURT IN INSTRUMENT NO. _____ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN

BY: DEPUTY

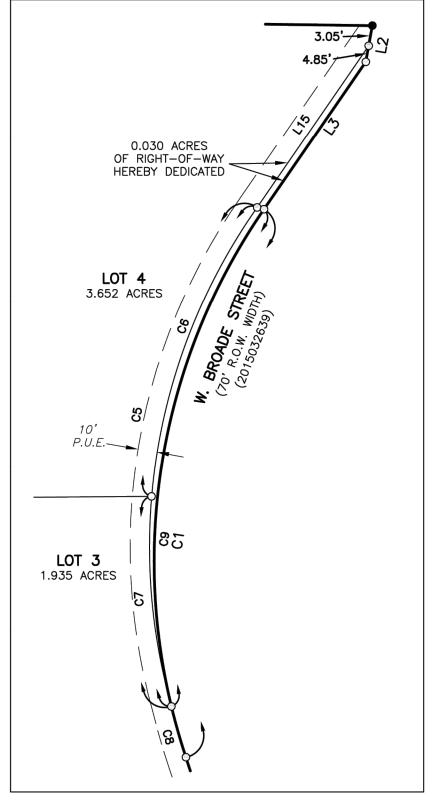
ELLEN COUFAL, SECRETARY PLANNING AND ZONING COMMISSION CITY OF LEANDER, TEXAS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING RECORD IN MY OFFICE, ON THIS THE _____ DAY OF _____ 20___, A.D., AT _____O'CLOCK __.M., AND DULY RECORDED THIS THE _____ DAY OF _____ 20___, A.D., AT ____O'CLOCK _.M., IN THE

GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN. NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY,



DRAWING NO .: 871-005-PL2.dwg PLOT DATE: 07/13/23 PLOT SCALE: 1" = 50' DRAWN BY: SHEET



RIGHT-OF-WAY **DEDICATION DETAIL** NOT TO SCALE

RESUBDIVISION OF LOT 2 BLOCK B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION

PERIMETER DESCRIPTION:

A DESCRIPTION OF 7.360 ACRES (APPROXIMATELY 320,601 SQ. FT.) IN THE CHARLES COCHRAN SURVEY. ABSTRACT NO. 134, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015032639 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO H.E. BUTT GROCERY COMPANY IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 8, 2000 AND RECORDED IN DOCUMENT NO. 2000061197 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT 2, CONVEYED TO THE CITY OF LEANDER IN A DEED WITHOUT WARRANTY RECORDED AUGUST 9, 2016 AND RECORDED IN DOCUMENT NO. 2016073006 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 7.360 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2, BEING THE NORTHEAST CORNER OF A 3.65 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2022011565 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING IN THE SOUTH LINE OF LOT 6, BLOCK F, NORTHSIDE MEADOW PHASE 1B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2013112648 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 69'45'58" EAST, WITH THE NORTH LINE OF LOT 2, SAME BEING THE SOUTH LINE OF LOTS 1 THROUGH 6, BLOCK F, SAID NORTHSIDE MEADOW PHASE 1B, A DISTANCE OF 477.86 FEET TO A 1/2" REBAR FOUND IN THE WEST RIGHT-OF-WAY OF WEST BROADE STREET (70' RIGHT-OF-WAY), AS DESCRIBED IN DOCUMENT NO. 2015032639 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID LOT 2, BLOCK B, AND ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1;

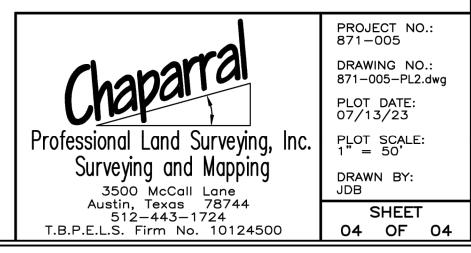
THENCE WITH THE WEST RIGHT-OF-WAY LINE OF WEST BROADE STREET, SAME BEING THE EAST LINE OF LOT 2, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

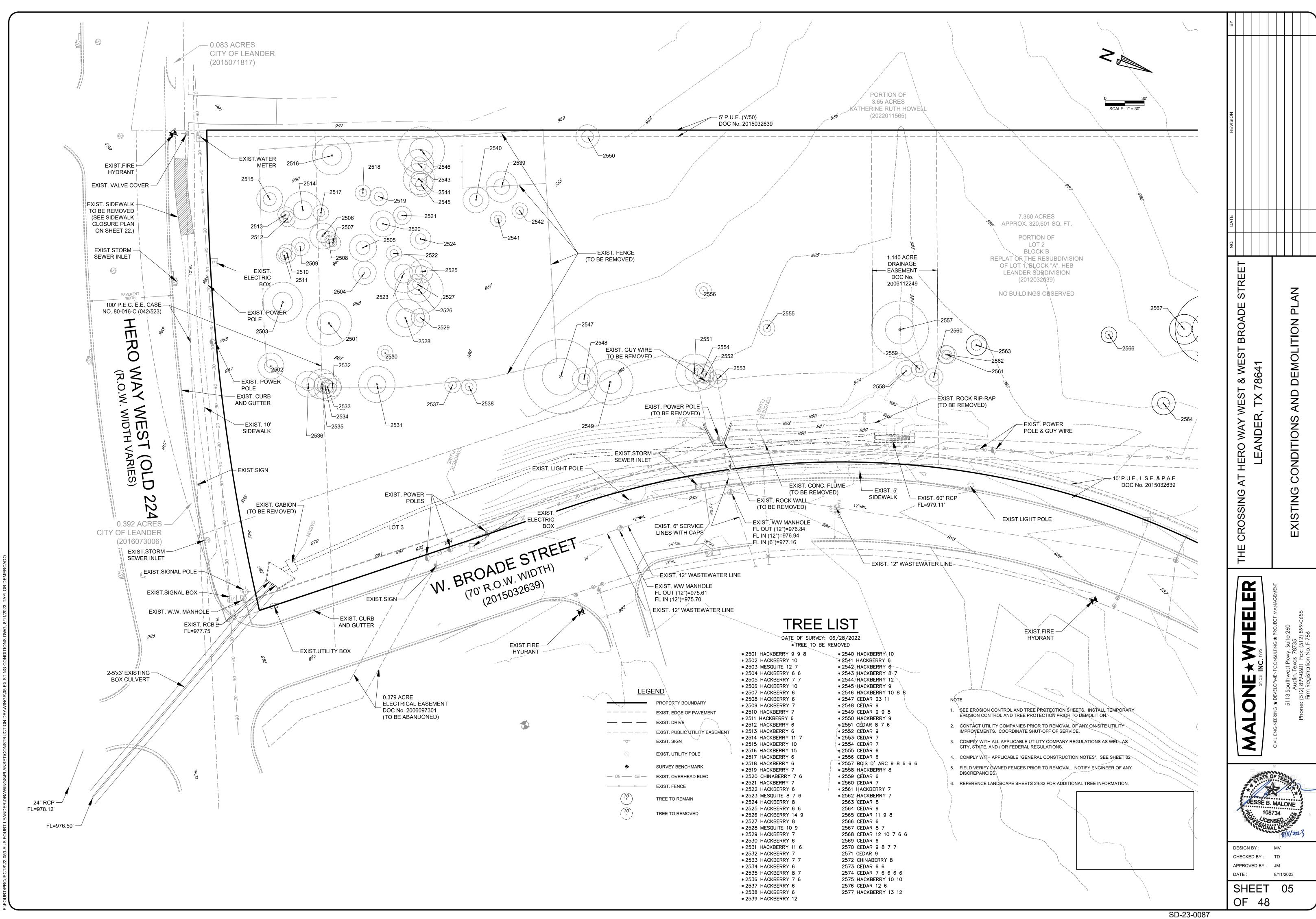
- 1. SOUTH 10°42'42" EAST, A DISTANCE OF 7.90 FEET TO A 1/2" REBAR WITH "CHAPARRAL" CAP SET; 2. SOUTH 13'38'29" WEST, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR WITH "CHAPARRAL" CAP
- 3. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 645.00 FEET, A DELTA ANGLE OF 53'04'10", AN ARC LENGTH OF 597.42 FEET, AND A CHORD WHICH BEARS SOUTH 12'53'35" EAST, A DISTANCE OF 576.29 FEET TO A 1/2" REBAR WITH "CHAPARRAL" CAP SET;
- 4. SOUTH 39'25'40" EAST, A DISTANCE OF 250.82 FEET TO A 5/8" REBAR FOUND FOR THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF WEST BROADE STREET AND THE NORTHWEST RIGHT-OF-WAY LINE OF HERO WAY (RIGHT-OF-WAY WIDTH VARIES), BEING THE NORTH CORNER OF SAID 0.392 ACRE TRACT;

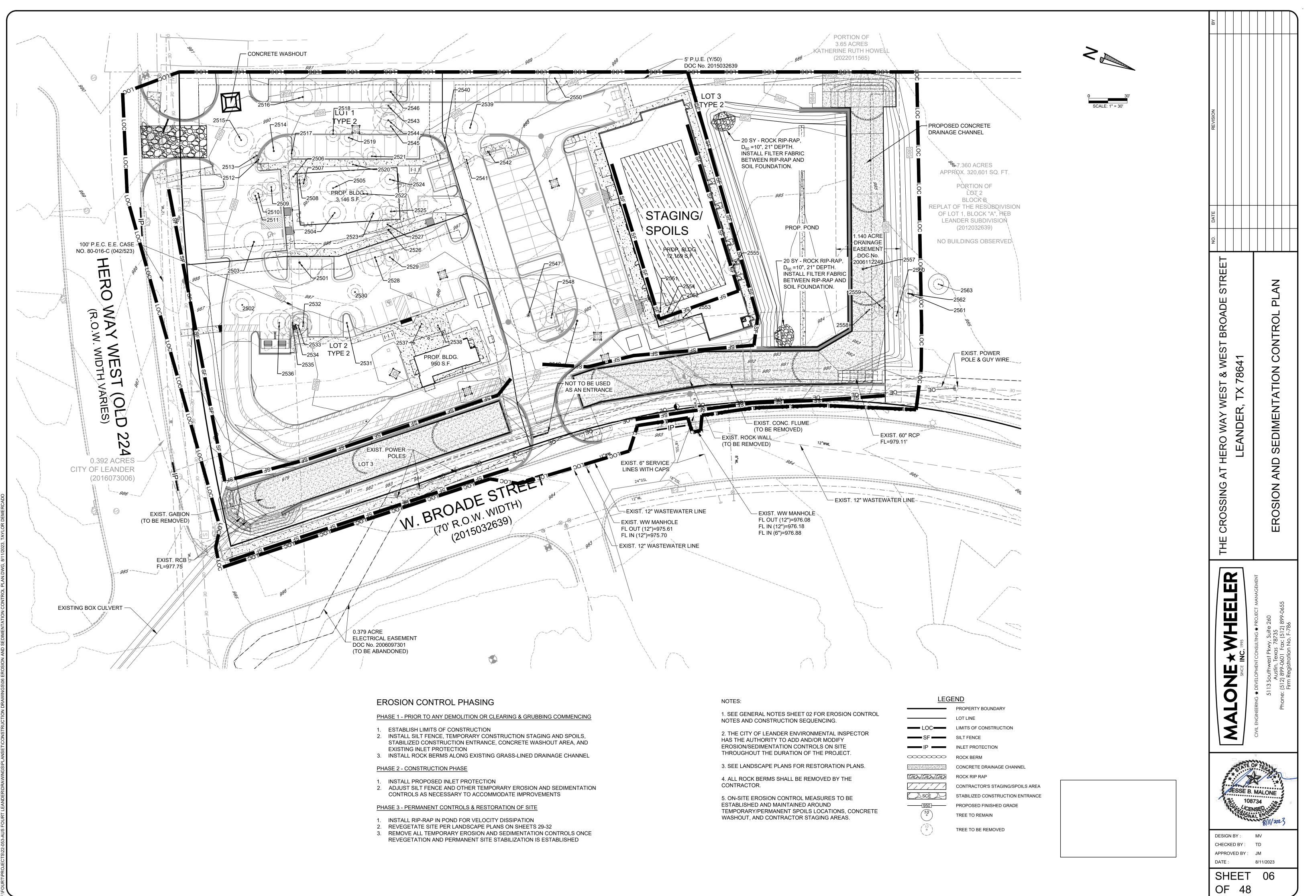
THENCE WITH THE NORTHWEST RIGHT-OF-WAY LINE OF HERO WAY. SAME BEING THE NORTHWEST LINE OF THE 0.392 ACRE TRACT, CROSSING LOT 2, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

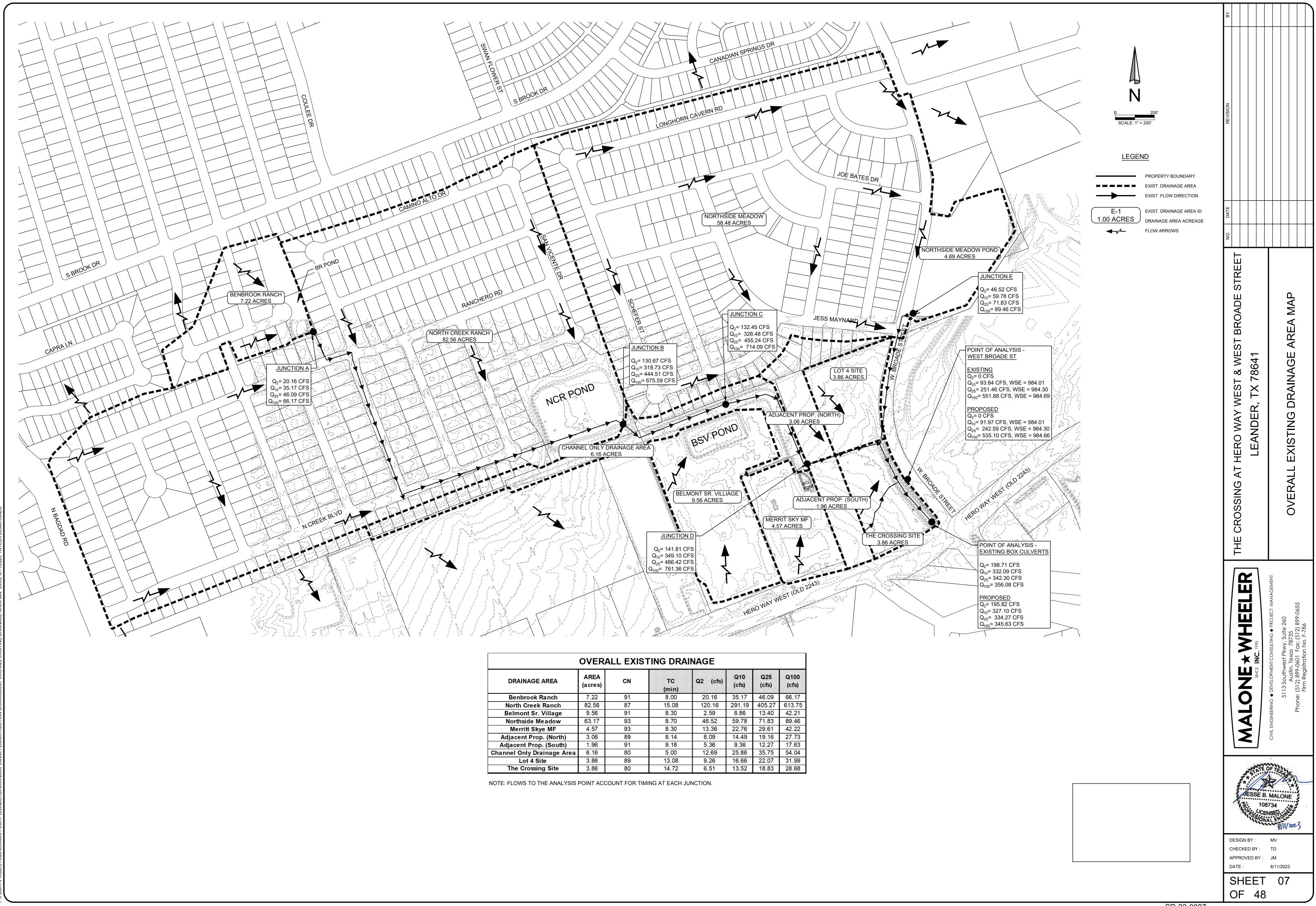
- 1. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1557.00 FEET, A DELTA ANGLE OF 12'09'49", AN ARC LENGTH OF 330.54 FEET, AND A CHORD WHICH BEARS SOUTH 62*06'56" WEST, A DISTANCE OF 329.92 FEET TO A 5/8" REBAR FOUND;
- 2. SOUTH 68°15'03" WEST, A DISTANCE OF 41.60 FEET TO A 1/2" REBAR WITH ALUMINUM "R.O.W." CAP FOUND IN THE WEST LINE OF LOT 2, SAME BEING THE EAST LINE OF SAID 3.65 ACRE TRACT;

THENCE NORTH 20°57'17" WEST, WITH THE WEST LINE OF LOT 2, SAME BEING THE EAST LINE OF THE 3.65 ACRE TRACT, A DISTANCE OF 1016.31 FEET TO THE POINT OF BEGINNING, CONTAINING 7.360 ACRES OF LAND, MORE OR LESS

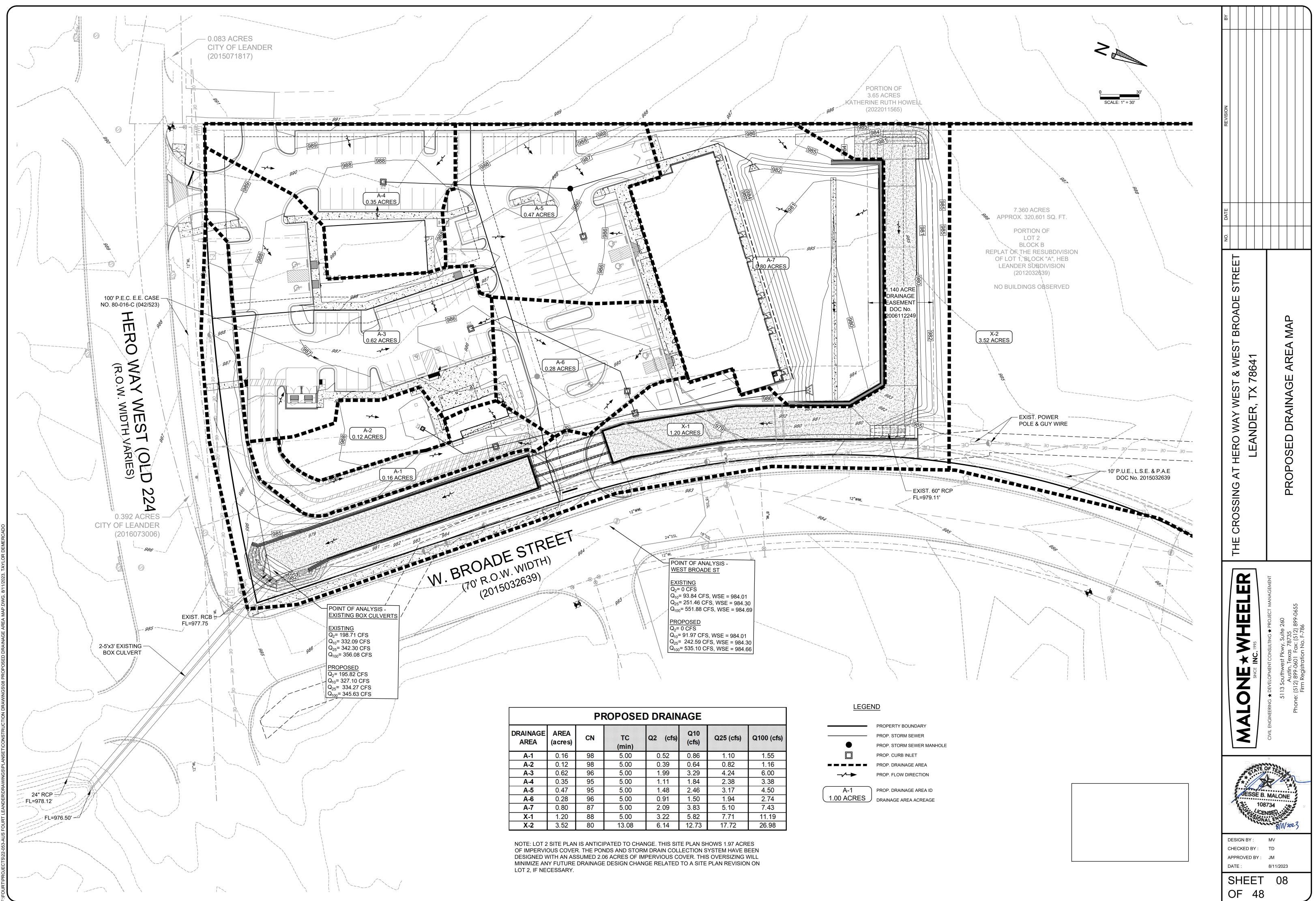




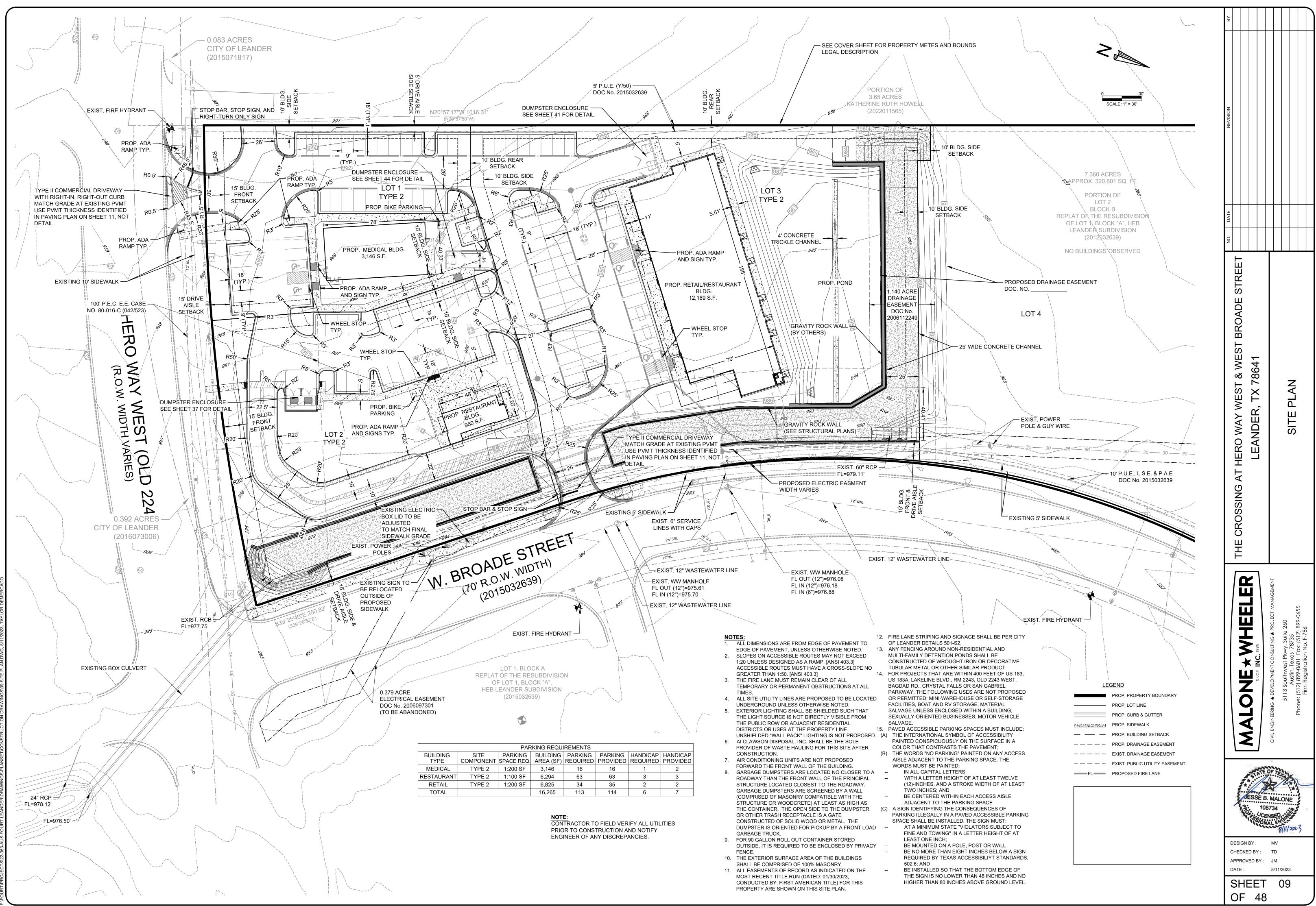


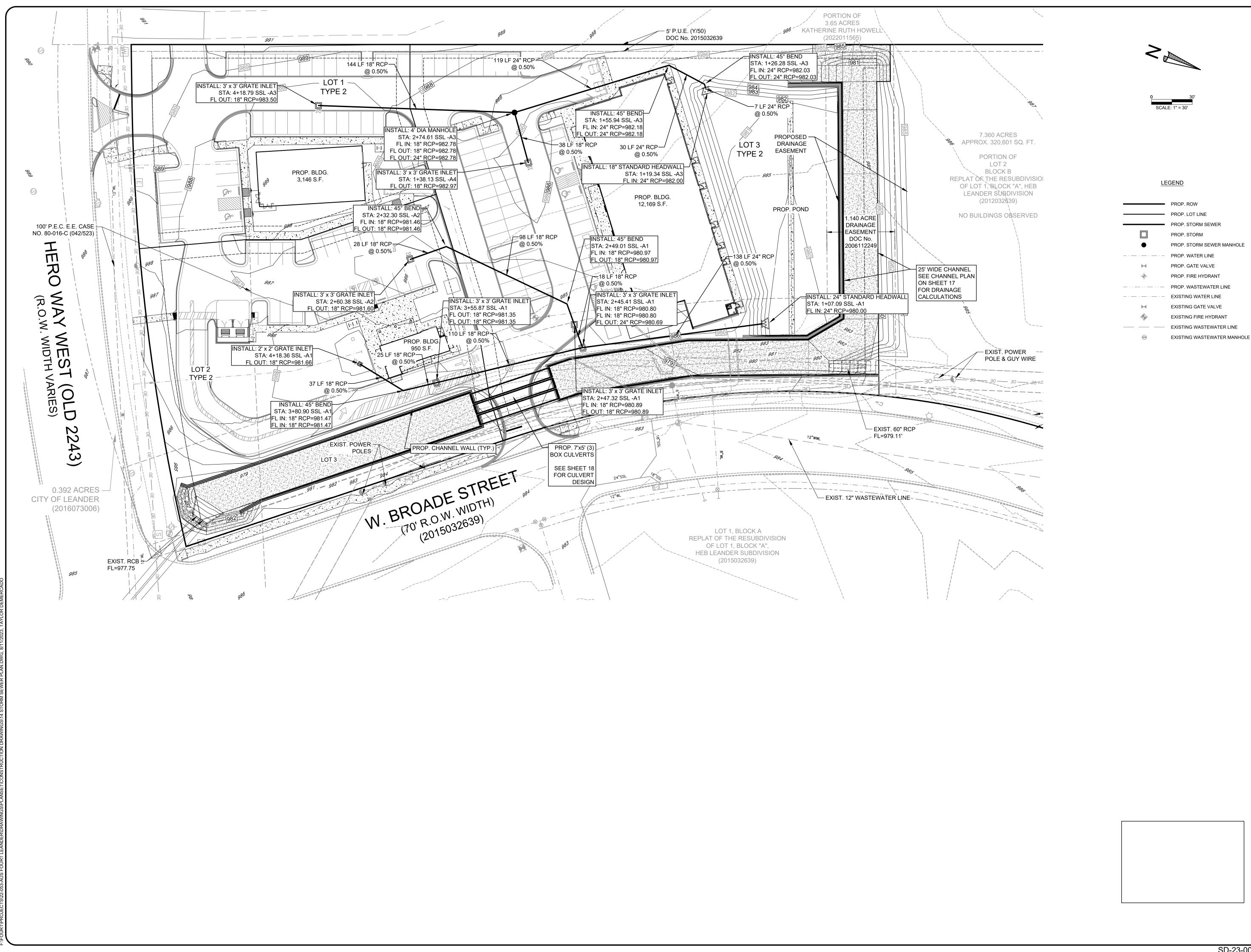


	OVER	ALL EXIST	ING DRAII	NAGE			
DRAINAGE AREA	AREA (acres)	CN	TC (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
Benbrook Ranch	7.22	91	8.00	20.16	35.17	46.09	66.17
North Creek Ranch	82.56	87	15.08	120.16	291.19	405.27	613.75
Belmont Sr. Village	9.56	91	8.30	2.59	<mark>8.86</mark>	13.40	42.21
Northside Meadow	63.17	93	8.70	46.52	59.78	71.83	89.46
Merritt Skye MF	4.57	93	8.30	13.36	22.76	29.61	42.22
Adjacent Prop. (North)	3.06	89	8.14	8.09	14.49	19.16	27.73
Adjacent Prop. (South)	1.96	91	9.18	5.36	9.36	12.27	17.63
Channel Only Drainage Area	6.16	80	5.00	12.69	25.86	35.75	54.04
Lot 4 Site	3.86	89	13.08	9.26	16.66	22.07	31.99
The Crossing Site	3.86	80	14.72	6.51	13.52	18.83	28.68



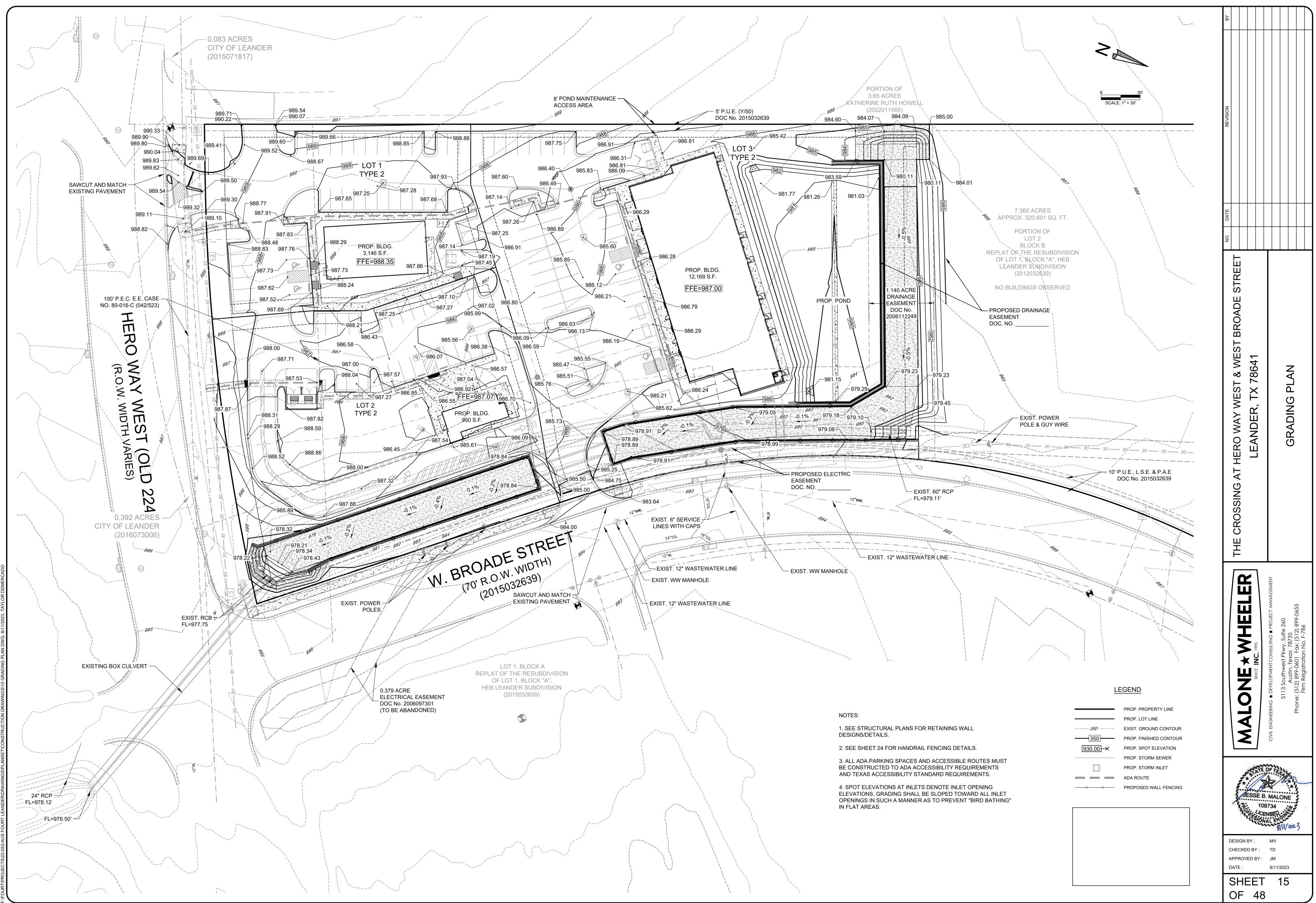
DRAINAGE AREA	AREA (acres)	CN	TC (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
A-1	0.16	98	5.00	0.52	0.86	1.10	1.55
A-2	0.12	98	5.00	0.39	0.64	0.82	1.16
A-3	0.62	96	5.00	1.99	3.29	4.24	6.00
A-4	0.35	95	5.00	1.11	1.84	2.38	3.38
A-5	0.47	95	5.00	1.48	2.46	3.17	4.50
A-6	0.28	96	5.00	0.91	1.50	1.94	2.74
A-7	0.80	87	5.00	2.09	3.83	5.10	7.43
X-1	1.20	88	5.00	3.22	5.82	7.71	11.19
X-2	3.52	80	13.08	6.14	12.73	17.72	26.98

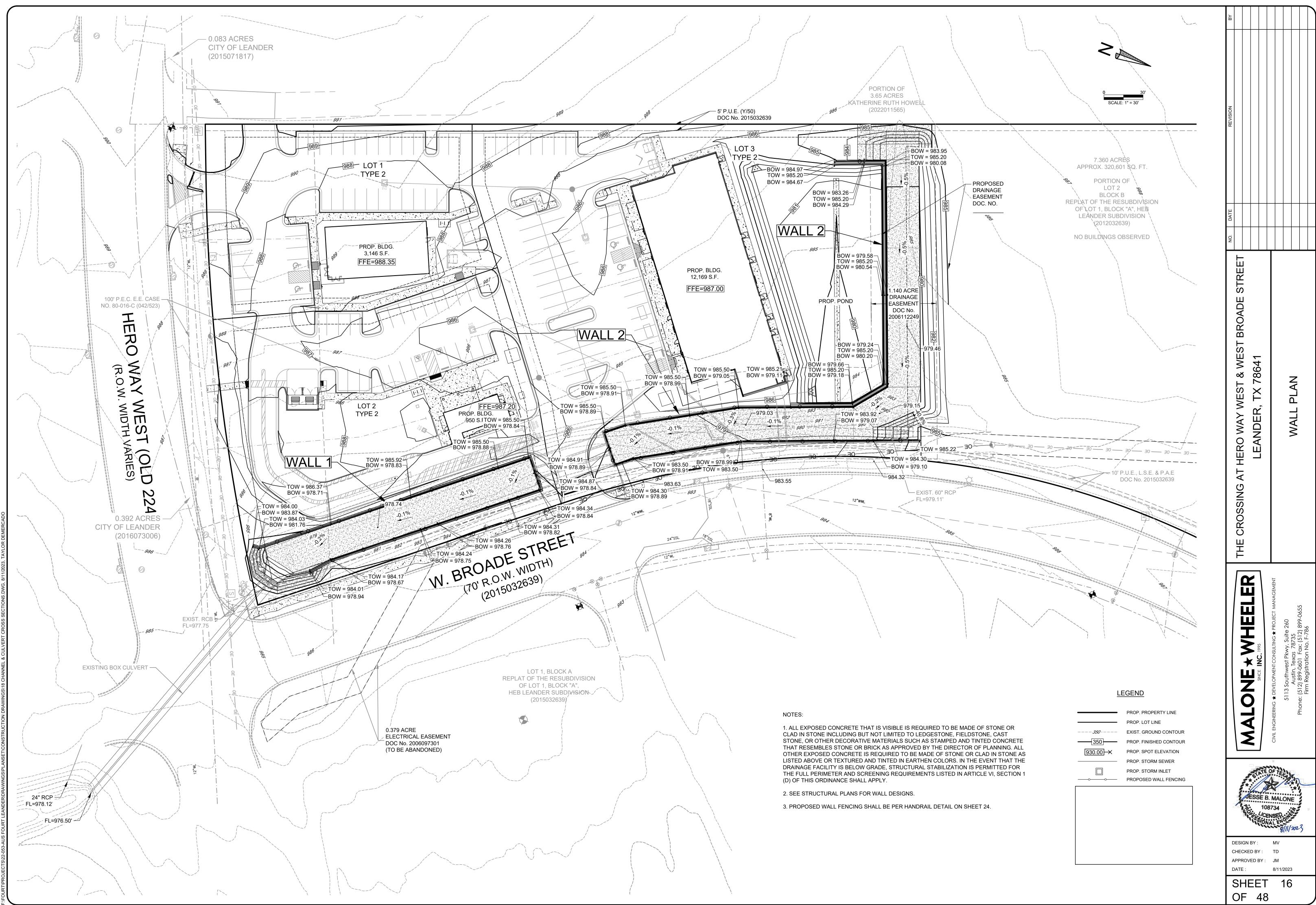




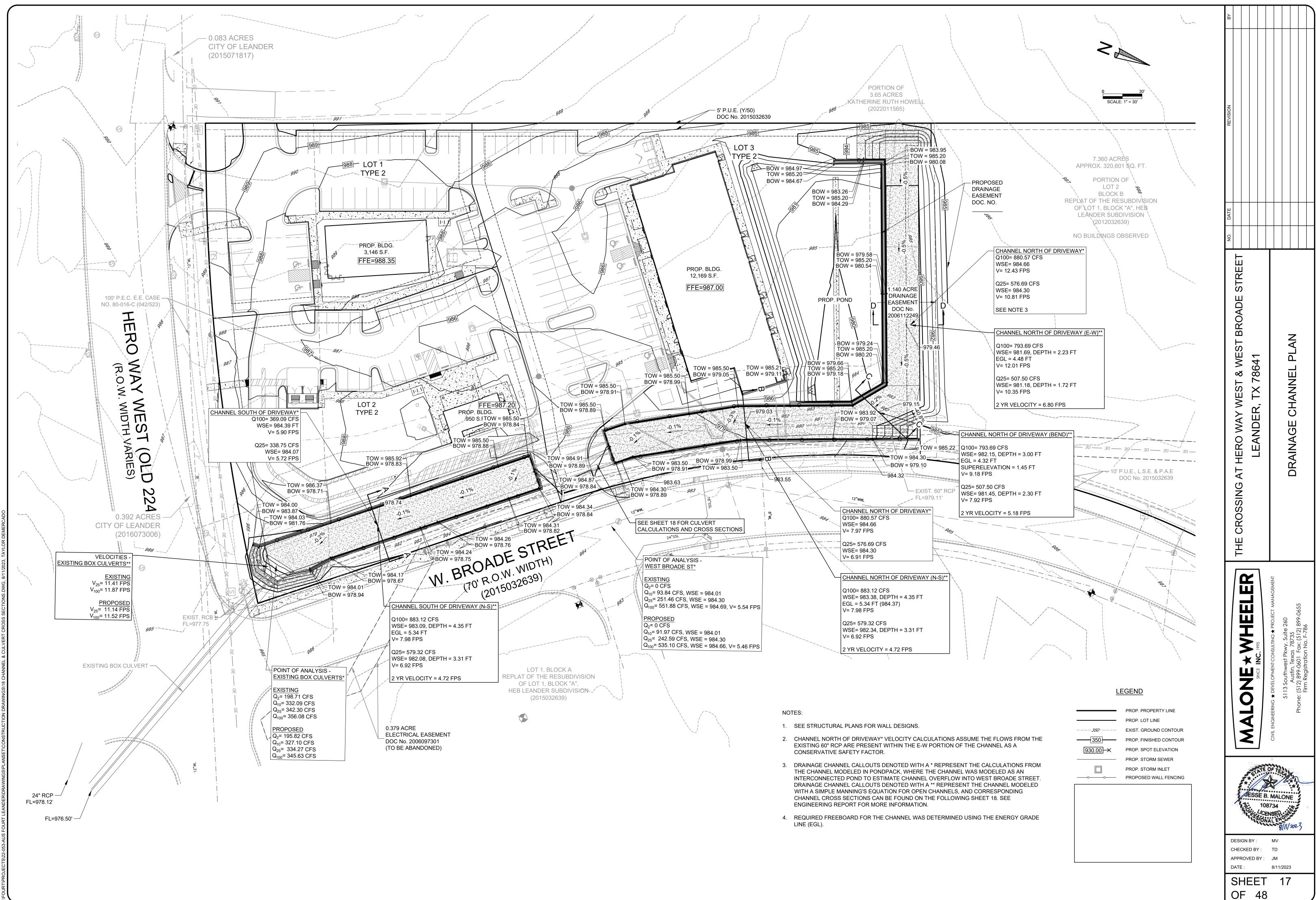
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	THE CROSSING AT HERO WAY WEST & WEST BROADE STRFET		I FANDER TX 78641					STORM SEWER FLAN		
	THE THE THE INCE INC. 1995 SINCE INC. 1995 INC. 1995 CIVIL ENGINEERING & DEVELOPMENT CONSULTING & PROJECT MANAGEMENT 5113 Southwest Pkwy, Suite 260 SILI Southwest Pkwy, Suite 260 Austin, Texas 78735 Phone: (512) 899-0651 Fax: (512) 899-0655 Firm Registration No. F-786									
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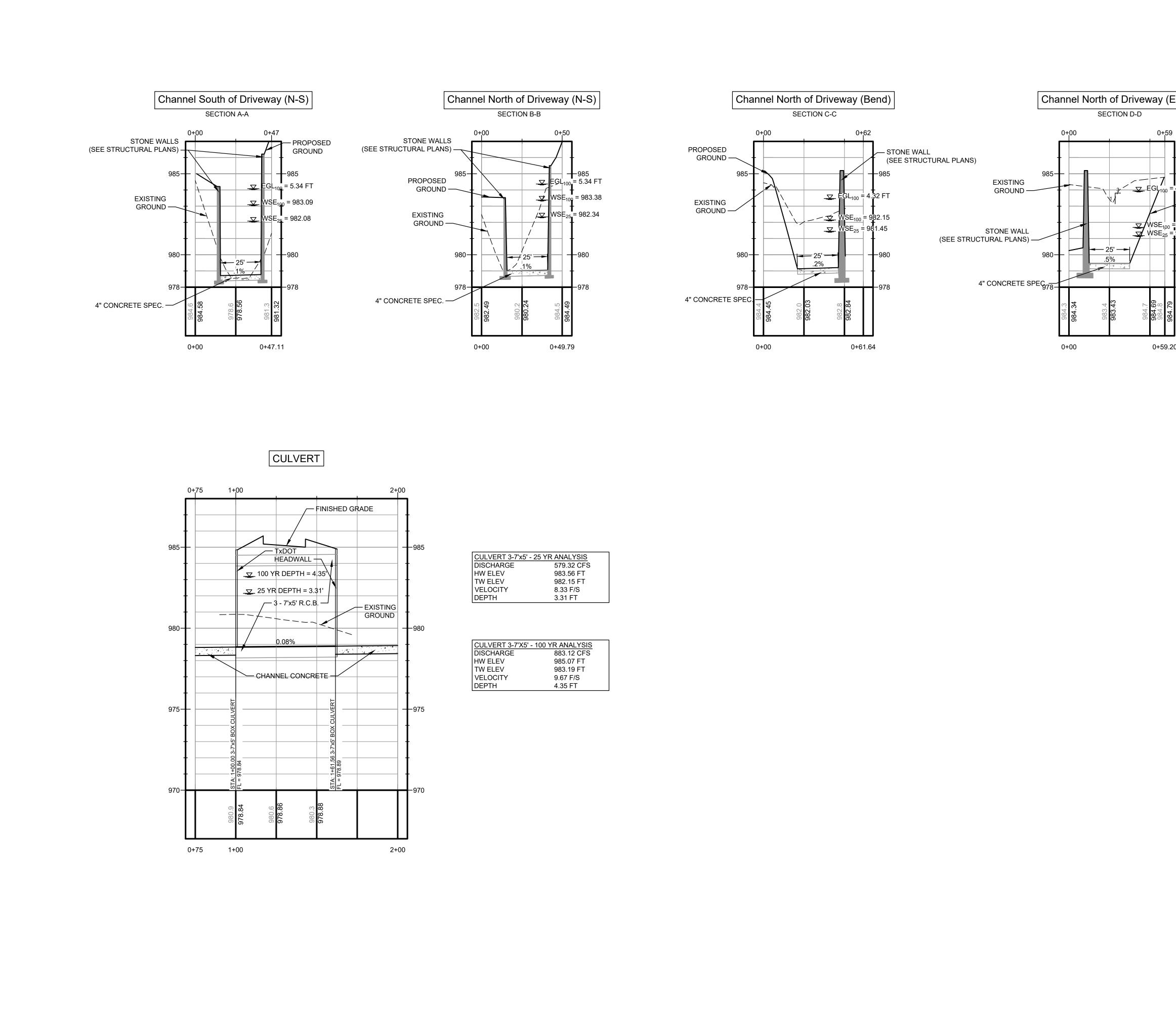
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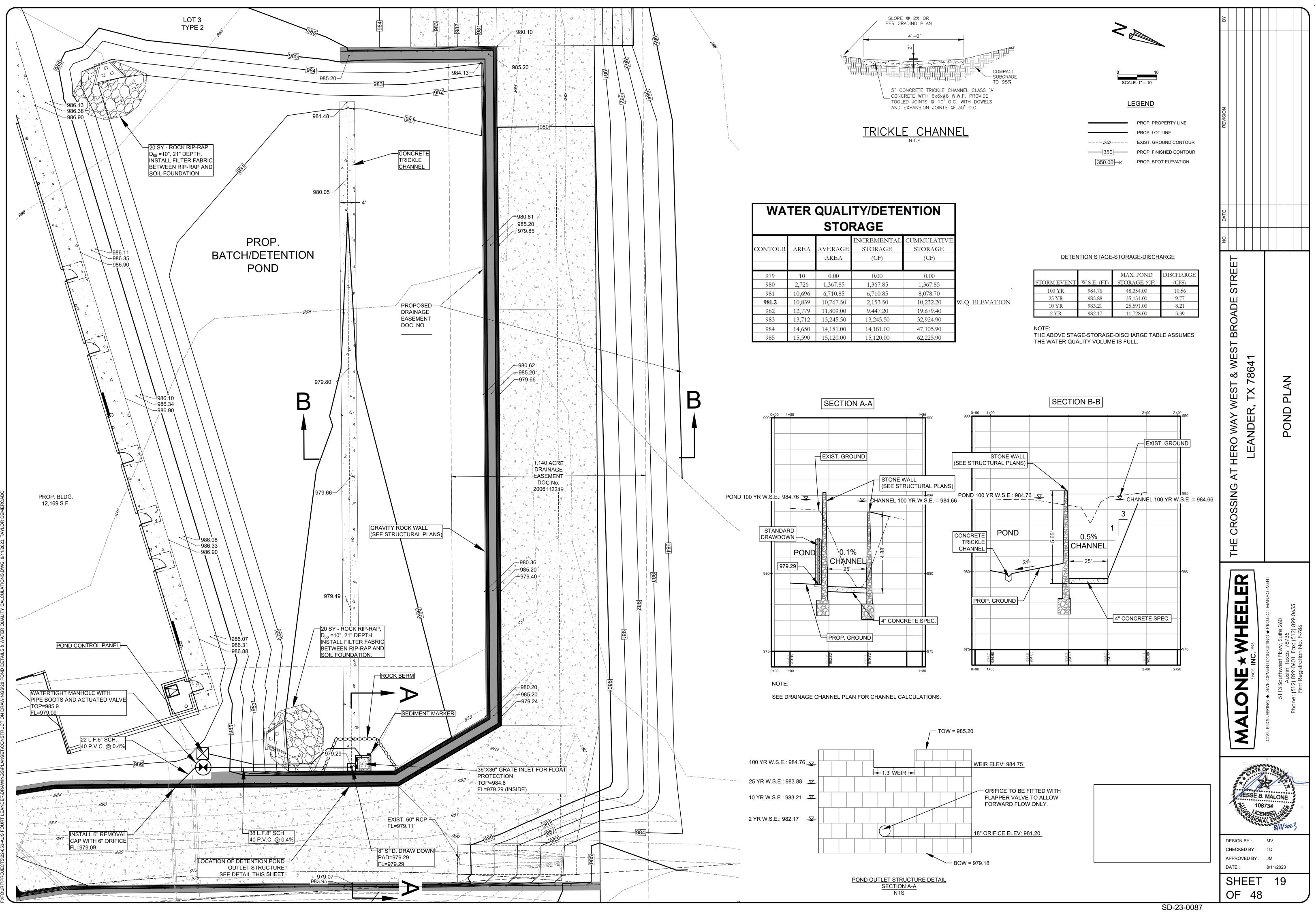
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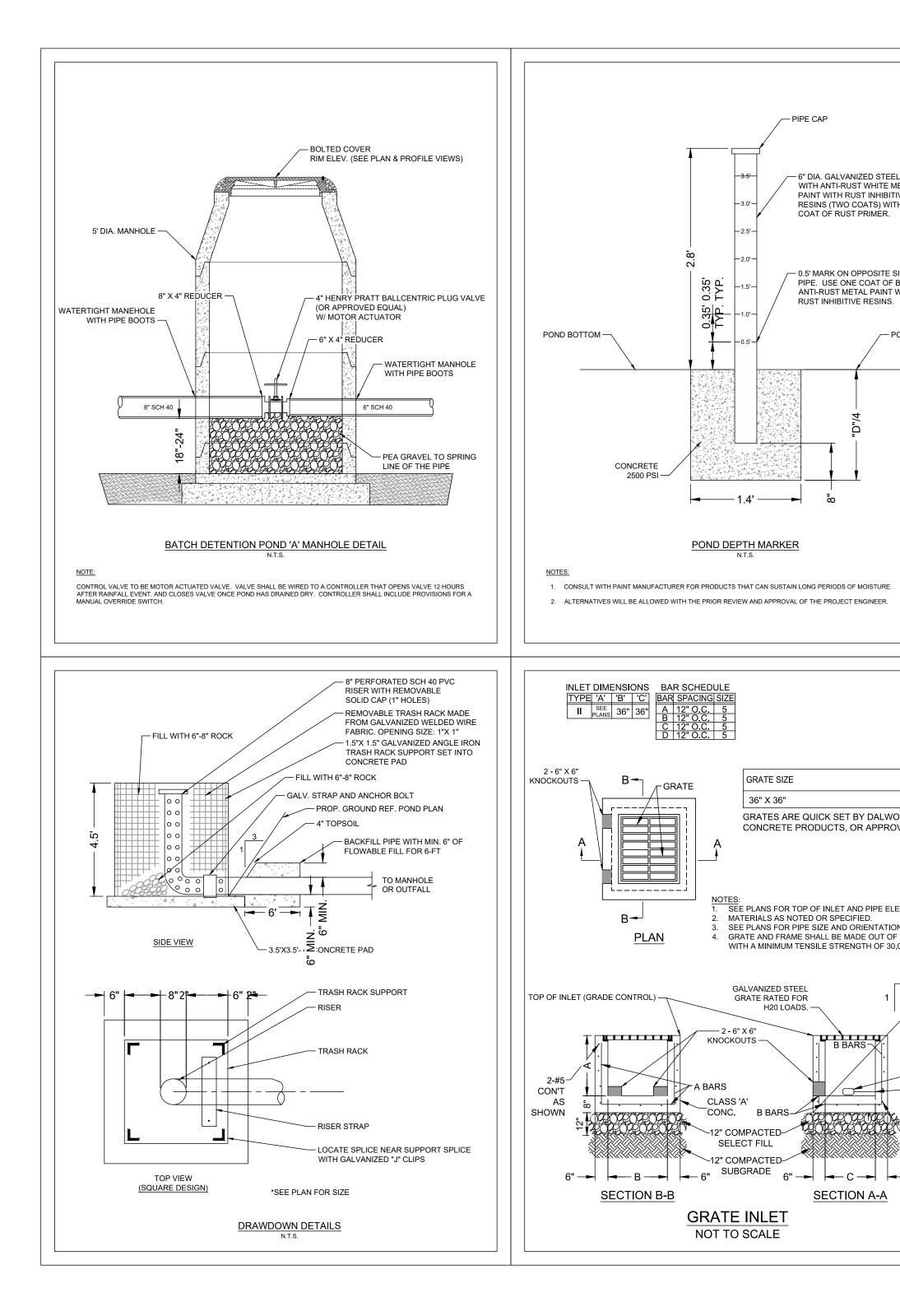
10 - 20 TR ANAL 1010
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$WSE_{100} = 981.69$ $WSE_{25} = 981.18$ 		NO						
			THE CROSSING AT HERO WAY WEST & WEST BROADE STREET			CHANNEL & CULVERT CROSS SECTIONS		
			MALONE + WHEELER	SINCE INC. 1995	5113 Southwest Pkwv, Suite 260	Austin, Texas 78735 Phone: (512) 899-0601 Fax: (512) 899-0655 Eirm Pocietration No. E 782		
		C A	DESIGN BY CHECKED E PPROVED	BY : BY :	MALO 34 SEP 8/// MV TD JM 8/11/200	NE 12023	2	
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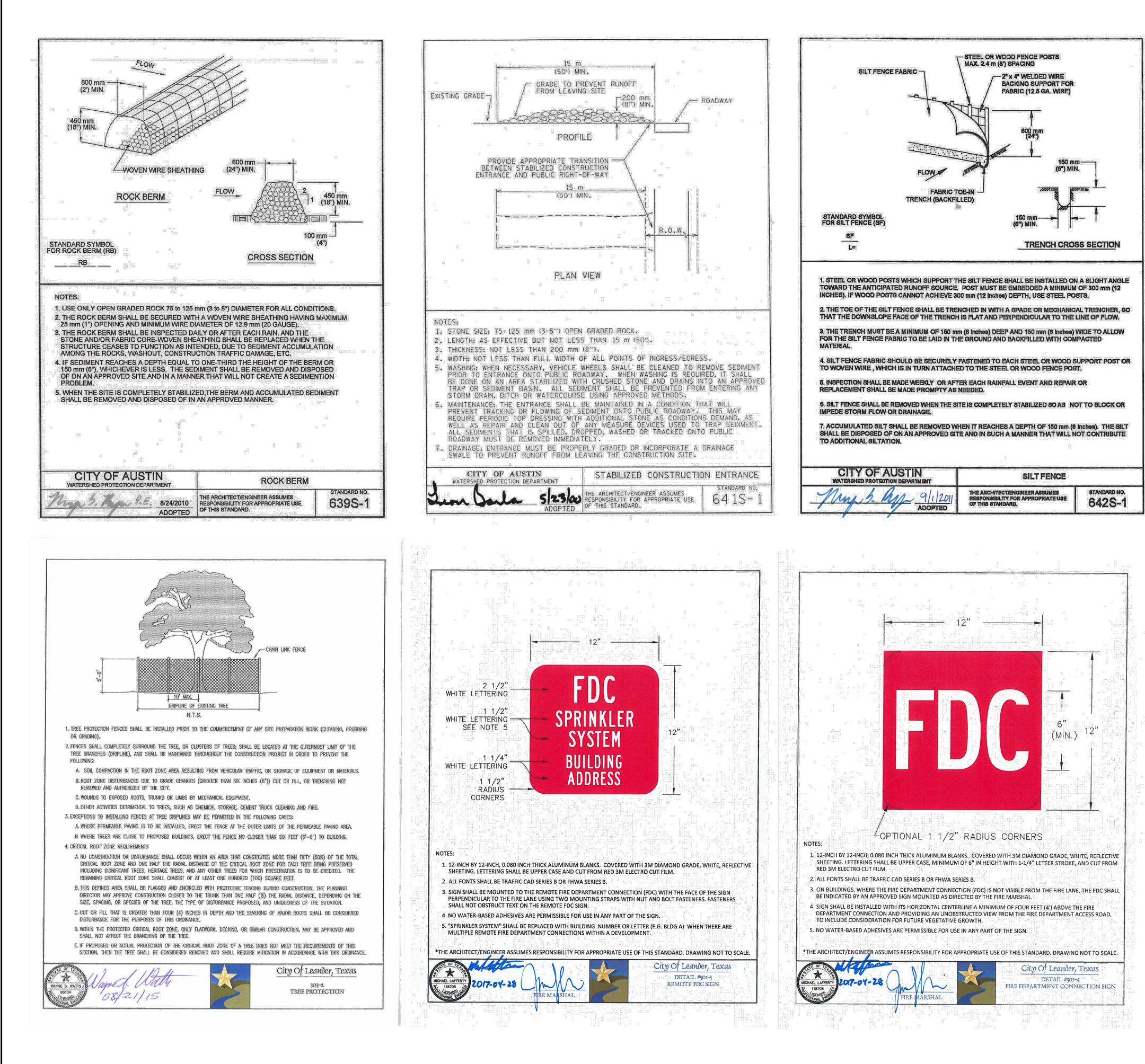


TSS Removal Calcu	lations 04-20-2009			Project Name: Hero W Date Prepared: 3/6/20	-
Text shown in blue ind Characters shown in	on is provided for cells with a red triang icate location of instructions in the Technica n red are data entry fields. n black (Bold) are calculated fields. Cha	al Guidanco	e Manual - RG-	348.	
1. The Required Load Re	eduction for the total project:	Calculation	s from RG-348	Pages 3-2	?7 to 3-30
	Page 3-29 Equation 3.3: L_{M} =	27.2(A _N x P)		
where:	A _N =	Net increas	SS removal resultine in impervious are nual precipitation,		nent = 80% of increased lo
Site Data: Determine	Required Load Removal Based on the Entire Project	ct Williamso	n T		
	Total project area included in plan * =	3.68	acres		
-	nent impervious area within the limits of the plan * = nent impervious area within the limits of the plan* =		acres acres		
Г	otal post-development impervious cover fraction * = P =		inches		
* The values entered in	L _{M TOTAL PROJECT} = these fields should be for the total project area		lbs.		
The values entered in	these helds should be for the total project area	1.			
Number of drai	nage basins / outfalls areas leaving the plan area =	1	7		
2. Drainage Basin Paran	neters (This information should be provided for	each basin):		
	Drainage Basin/Outfall Area No. =		<u>▼</u>		
	Total drainage basin/outfall area =		acres		
	impervious area within drainage basin/outfall area =	0.00	acres		
	impervious area within drainage basin/outfall area = pervious fraction within drainage basin/outfall area =		acres		
	L _{M THIS BASIN} =	1915	Ibs.		
3. Indicate the proposed	BMP Code for this basin.				
	Proposed BMP = Removal efficiency =		percent		
				Batch Det Extended Grassy S ^r Retention Sand Filte Stormcep	Detention wale / Irrigation er
4 Coloulate Maximum T	S Load Removed (L.) for this Drainage Resin	by the colo	ated PMP Type	Wet Basi	
4. Calculate Maximum 1	SS Load Removed (L _R) for this Drainage Basin			Wet Vaul	
	RG-348 Page 3-33 Equation 3.7: L _R =	(BMP efficie	ency)xPx(A _I x3	34.6 + A _P x 0.54)	
where:			-	h the BMP catchment area he BMP catchment area	
	A _P =	Pervious are	ea remaining in the	e BMP catchment area catchment area by the propose	ad RMD
				satoriment area by the proposi	
	$A_{C} = A_{I} =$		acres acres		
	A _P =		acres		
	L _R =	2226	lbs		
5. Calculate Fraction of	Annual Runoff to Treat the drainage basin / out	tfall area			
	Desired L _{M THIS BASIN} =		Ibs.		
	F =		•		
6. Calculate Capture Vol	ume required by the BMP Type for this drainag		utfall area. C	alculations from RG-348	Pages 3-34 to 3-36
	Rainfall Depth = Post Development Runoff Coefficient = On-site Water Quality Volume =	0.60	inches cubic feet		
		Calculation	s from RG-348 P	ages 3-36 to 3-37	
	Off-site area draining to BMP =		acres		
	Off-site Impervious cover draining to BMP = Impervious fraction of off-site area =	0	acres		
	Off-site Runoff Coefficient = Off-site Water Quality Volume =		cubic feet		
	Storage for Sediment =	1696			

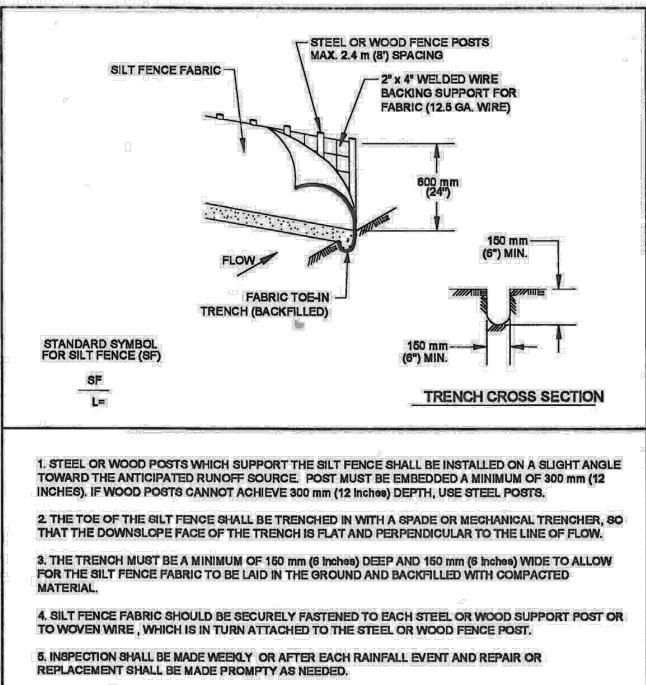
Batch	Detention Pond Valve and Actuator
COMPONENT	DESCRIPTION
Valve Type	Henry Pratt Ballcentric Plug Valve with over torque sensors. Able to withstand 100 PSI minimum. (Or approved equal).
Actuator	EIM HQ series Electric Quarter turn actuator Model HQ-015 with no local controls for 24V power supply with integral condensation heater and manual handwheel override with padlock capability. (Or approved equal).
Controller Information	See Valve Control Panel plan for Electrical and Controller Information.



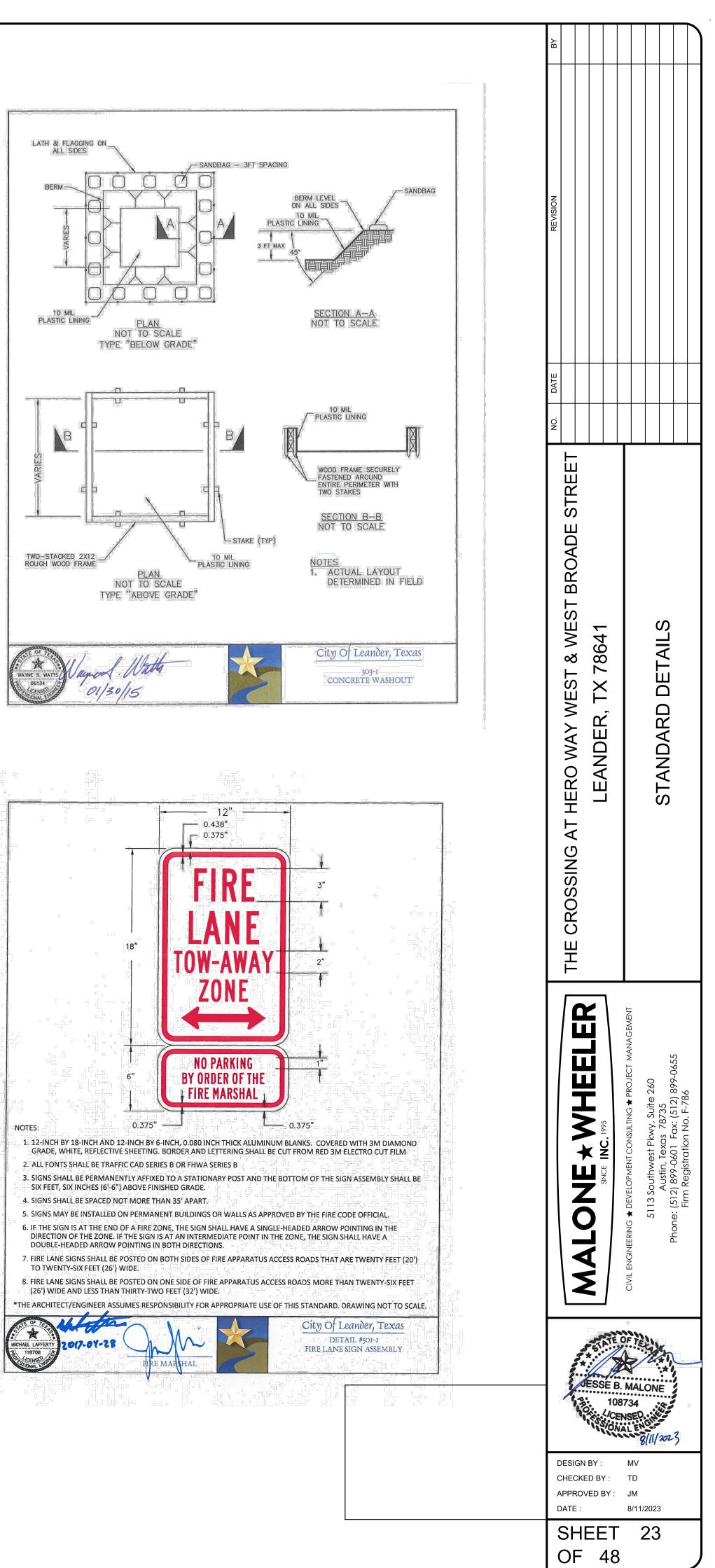
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JRE. BR. INT WITH INS. POND BOTTOM INTE. BR. INTORTH, PROVED EQUAL.	THE CROSSING AT HERO WAY WEST & WEST BROADE STREET LEANDER, TX 78641	POND DETAILS & WATER QUALITY CALCULATIONS
E ELEVATIONS. ATIONS T OF GRAY IRON F 30,000 P.S.I.	MALONE * WHEELER SINCE INC. 1995	 CIVIL ENGINEERING * DEVELOPMENT CONSULTING * PROJECT MANAGEMENT 5113 Southwest Pkwy, Suite 260 Austin, Texas 78735 Phone: (512) 899-0601 Fax: (512) 899-0655 Firm Registration No. F-786
	DESIGN BY : CHECKED BY : APPROVED BY : DATE : SHEET OF 48	MALONE 734 8/11/2023 MV TD JM 8/11/2023

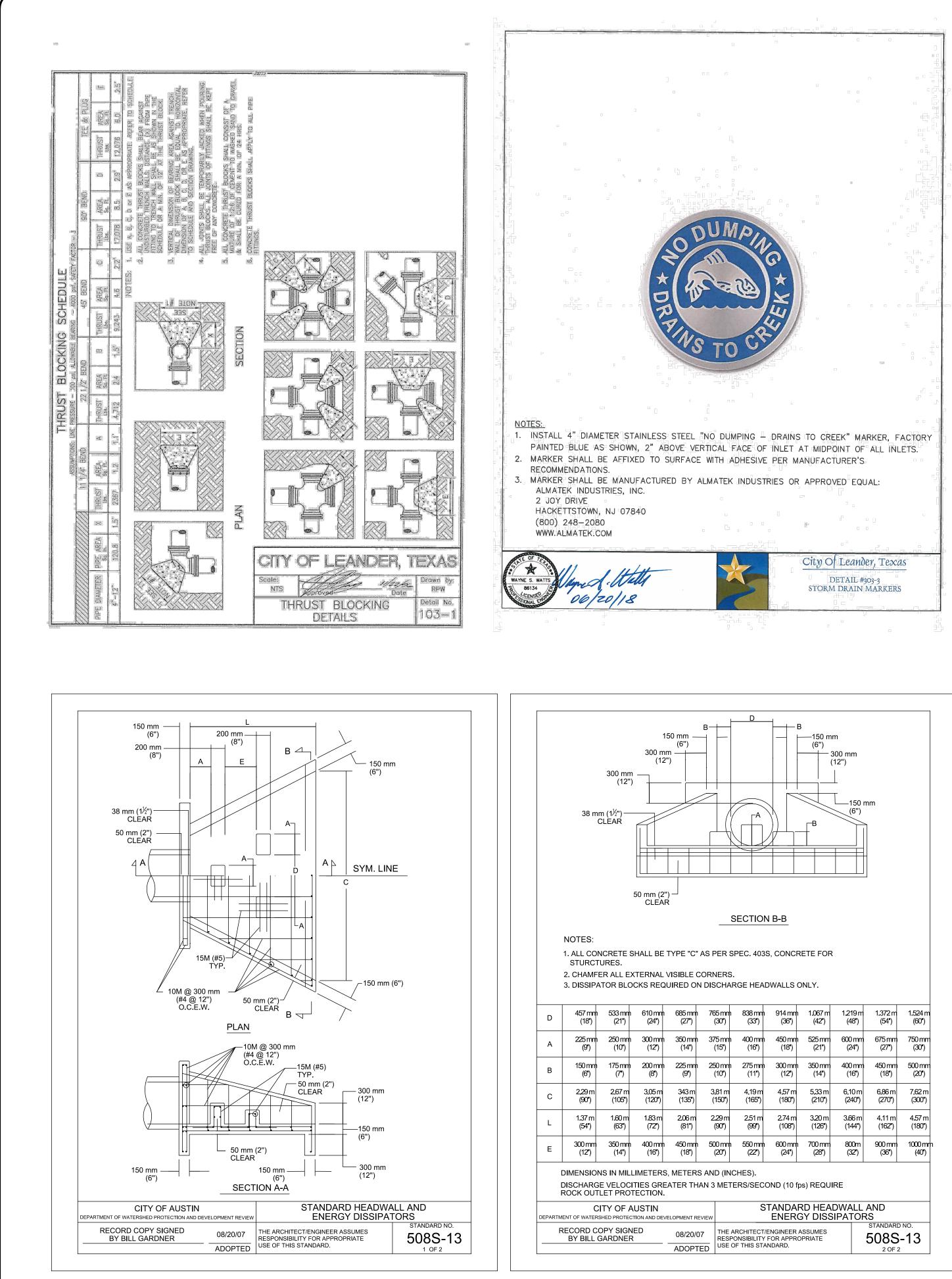


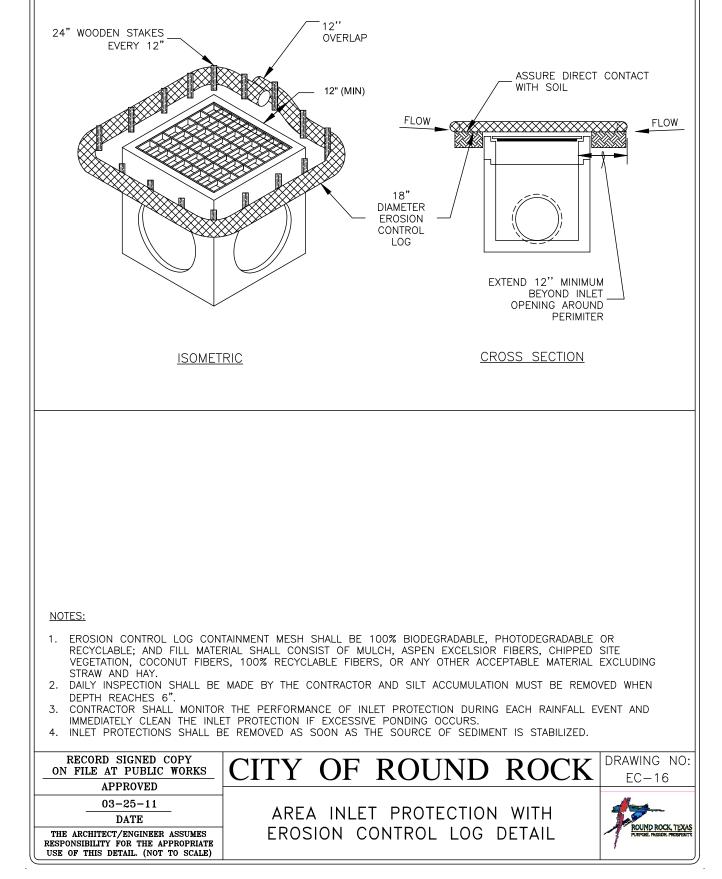
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23/00	THE ARCHITECT/ENGINEER ASSUMES STANDARD NO. RESPONSIBILITY FOR APPROPRIATE USE $641S - 1$

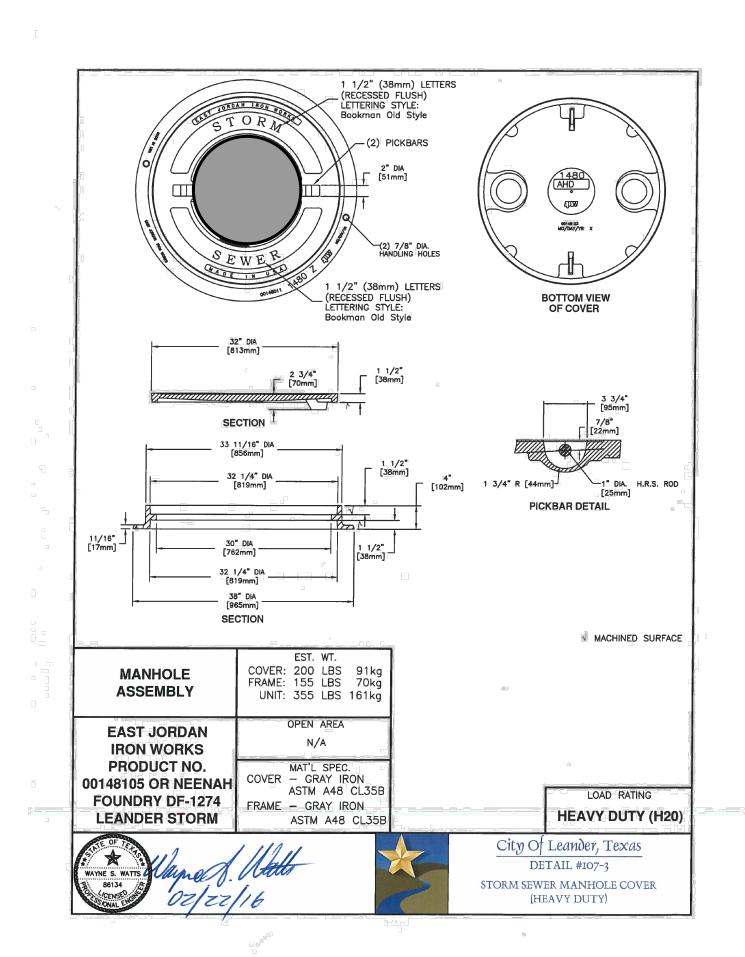


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
Mung b. hp 9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 6425-1

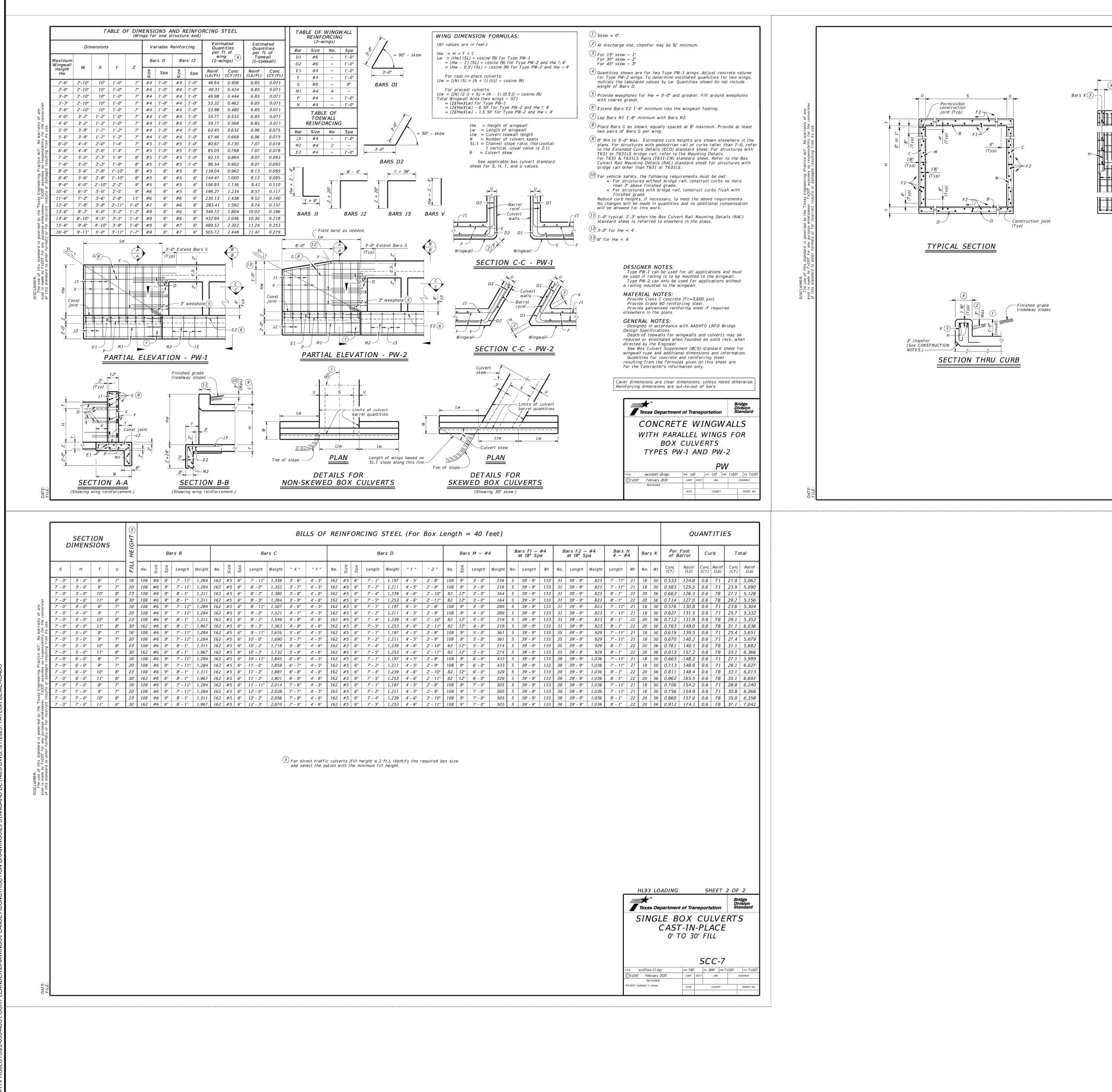






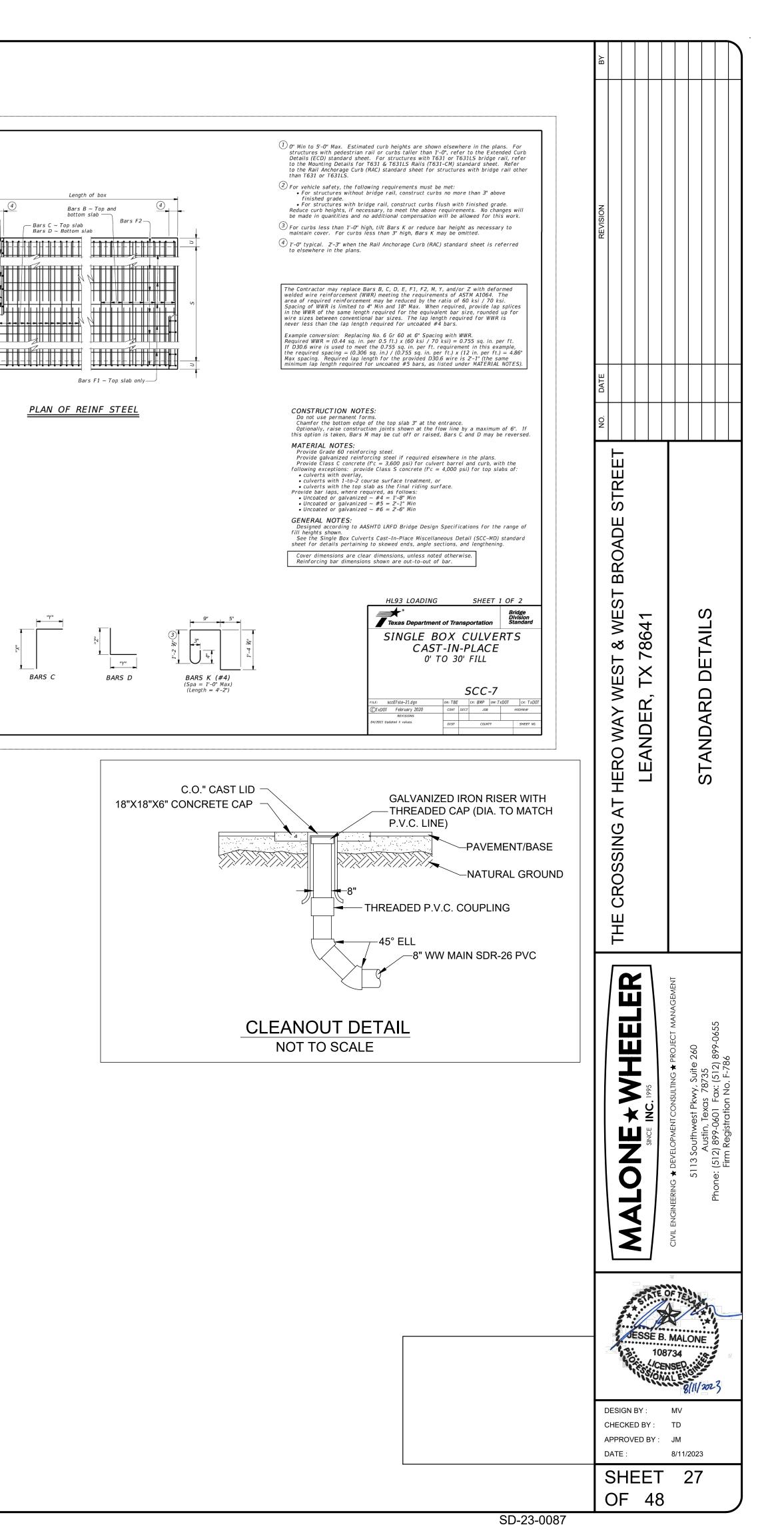


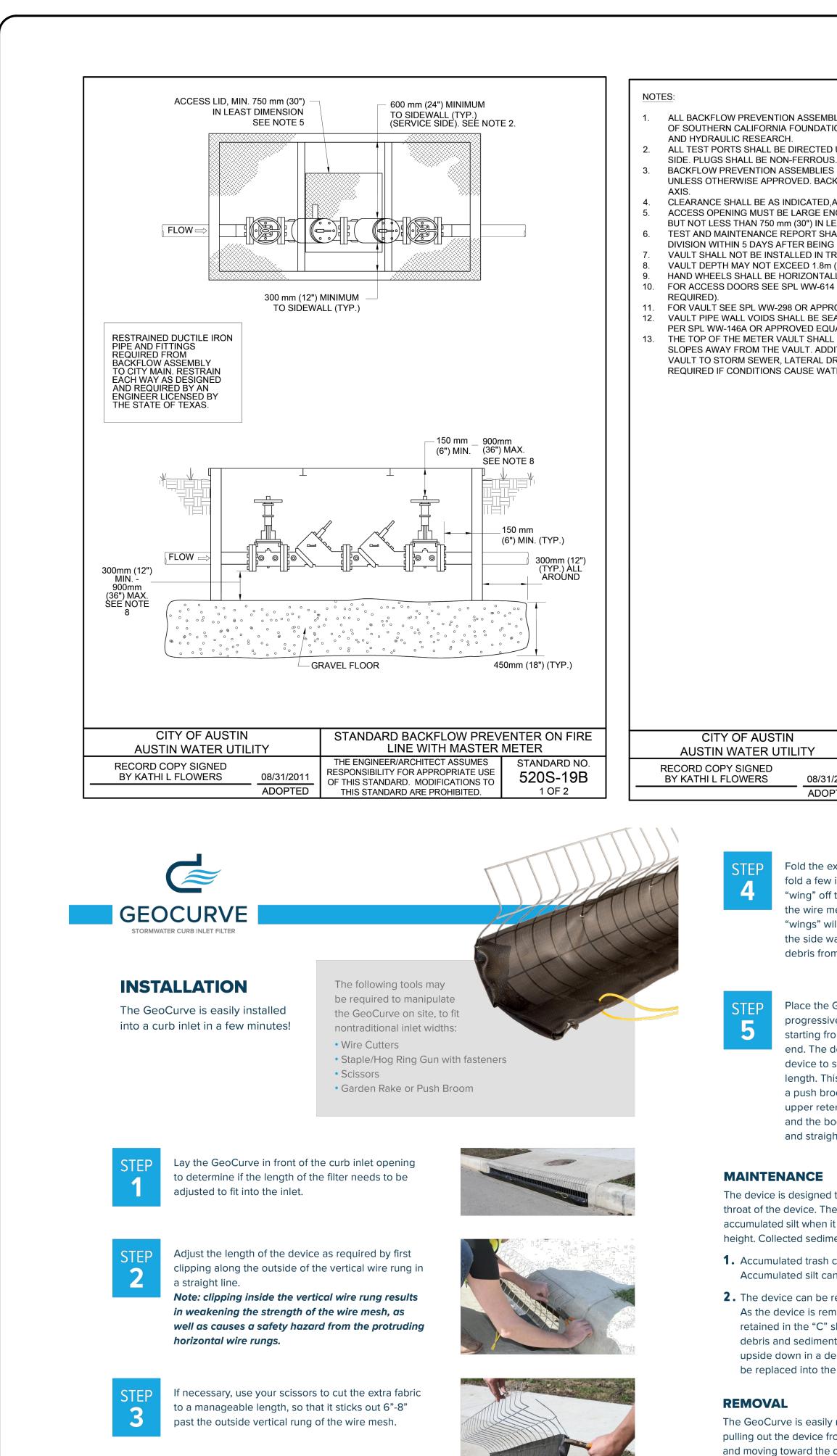
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			SINCE INC. 1995	CIVIL ENGINEERING ← DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT		5113 Southwest Pkwy, Suite 260	Austin, Texas 78735 Bhaman (F10) 800 0701 Eave (F10) 800 07 FE	Friorie: (312) 077-0001 Fux: (312) 077-0033 Firm Redistration No. F-786	
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									QU	IANT	ודו	ES	
#4 ba	В	ars F2 ~ at 18" S	#4 ba	Bars 4 ~ #		Bars	s K		Foot arrel	Cu	rb	То	tal
Wt	No.	Length	Weight	Length	Wt	No.	Wt	Conc (CY)	Reinf (Lb)	Conc (CY)	Reinf (Lb)	Conc (CY)	Reinf (Lb)
133	31	39' - 9''	823	7' - 11"	21	18	50	0.533	124.8	0.6	71	21.9	5,062
133	31	39' - 9''	823	7' - 11"	21	18	50	0.583	125.5	0.6	71	23.9	5,090
133	31	39' - 9''	823	8' - 1''	22	20	56	0.663	126.3	0.6	78	27.1	5,128
133	31	39' - 9''	823	8' - 1''	22	20	56	0.714	127.0	0.6	78	29.2	5,156
133	31	39' - 9''	823	7' - 11"	21	18	50	0.576	130.8	0.6	71	23.6	5,304
133	31	39' - 9''	823	7' - 11"	21	18	50	0.627	131.5	0.6	71	25.7	5,332
133	31	39' - 9''	823	8' - 1"	22	20	56	0.712	131.9	0.6	78	29.1	5,352
133	31	39' - 9''	823	8' - 1"	22	20	56	0.763	149.0	0.6	78	31.1	6,036
133	35	39' - 9''	929	7' - 11"	21	18	50	0.619	139.5	0.6	71	25.4	5,651
133	35	39' - 9''	929	7' - 11"	21	18	50	0.670	140.2	0.6	71	27.4	5,679
133	35	39' - 9"	929	8' - 1"	22	20	56	0.761	140.1	0.6	78	31.1	5,682
133	35	39' - 9''	929	8' - 1"	22	20	56	0.813	157.2	0.6	78	33.1	6,366
133	39	39' - 9''	1,036	7' - 11"	21	18	50	0.663	148.2	0.6	71	27.1	5,999
133	39	39' - 9''	1,036	7' - 11"	21	18	50	0.713	148.9	0.6	71	29.1	6,027
133	39	39' - 9''	1,036	8' - 1"	22	20	56	0.811	148.4	0.6	78	33.1	6,013
133	39	39' - 9''	1,036	8' - 1"	22	20	56	0.862	165.5	0.6	78	35.1	6,697
133	39	39' - 9''	1,036	7' - 11"	21	18	50	0.706	154.2	0.6	71	28.8	6,240
133	39	39' - 9''	1,036	7' - 11"	21	18	50	0.756	154.9	0.6	71	30.8	6,268
133	39	39' - 9''	1,036	8' - 1"	22	20	56	0.860	157.0	0.6	78	35.0	6,358
133	39	39' - 9''	1,036	8' - 1"	22	20	56	0.912	174.1	0.6	78	37.1	7,042

HL93 LOADIN	c	SUEE	T 2 01	- 7
Texas Departme			B	ridge ivision tandard
• / .•	BOX C T-IN-F			S
0'	TO 30'			
		SCC-	-	CY. TXD07
O' FILE: scc07ste-21.dgn (C)TXDOT February 2020		SCC- ск: вмр	- 7 DW: T x D0T	CK: TXDOT HIGHWAY
FILE: scc07ste-21.dgn	DN: TBE	SCC- ск: вмр	-	
FILE: Scc07ste-21.dgn ©TxD0T February 2020	DN: TBE	SCC- ск: вмр	DW: T X DOT	





GeoSolutions, Inc. | 13312 Aston Street, Houston, TX 77040 (713) 714-8243 | www.geocurve.net

ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL

ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION,

UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR CLEARANCE SHALL BE AS INDICATED, AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.

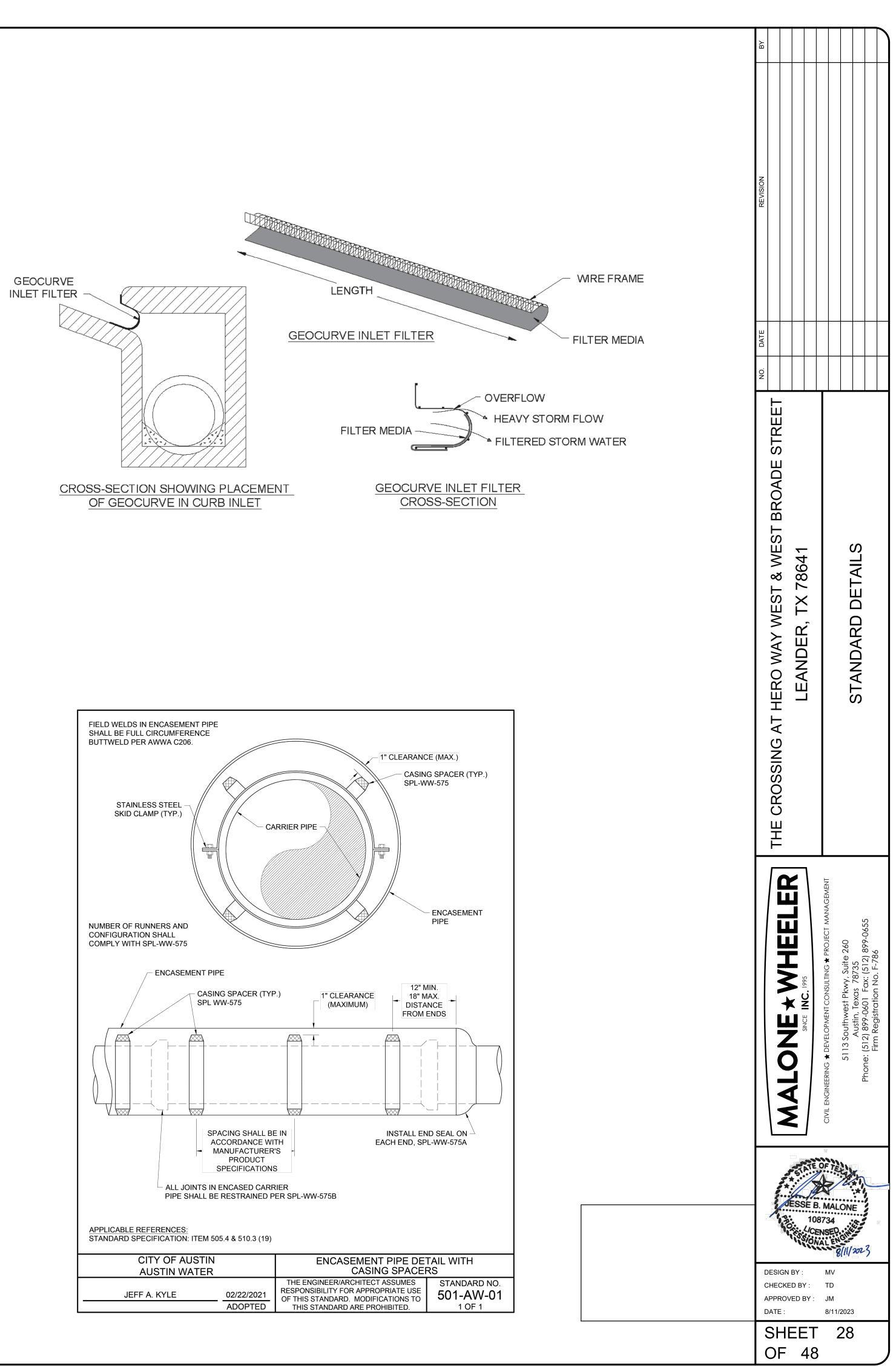
ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.

VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING

11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED). 12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT

PER SPL WW-146A OR APPROVED EQUAL.

13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.



AUSTIN		STANDARD BACKFLOW PREVENTER ON FIRE				
FER UTIL	ITY	LINE WITH MASTER	METER			
GNED ERS	08/31/2011	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD, MODIFICATIONS TO	STANDARD NO. 520S-19B			
	ADOPTED	THIS STANDARD ARE PROHIBITED.	2 OF 2			



Fold the extra fabric behind the device by creasing the fold a few inches from the wire mesh to portray a fabric "wing" off the side of the GeoCurve. Staple the fabric to the wire mesh on the backside of the GeoCurve. These "wings" will help seal the gap between the GeoCurve and the side walls of the precast curb inlet, to prevent any debris from sneaking past the GeoCurve's filter fabric.



Place the GeoCurve in the throat of the inlet and progressively force the device into the throat of the inlet starting from one end and moving toward the opposite end. The device should be forced into the inlet with a device to spread the pushing force over a min. 12 inch length. This can be accomplished with a garden rake or a push broom. The device is properly installed when the upper retention flange is tight against the top of the inlet and the body of the device is fully within the inlet throat

MAINTENANCE

The device is designed to capture sediment and debris within the throat of the device. The City of Austin criteria requires removal of the accumulated silt when it reaches a depth of 2 inches or 1/3 of the inlet height. Collected sediment & debris can be removed in one of two ways.

1. Accumulated trash can be hand-picked from the device. Accumulated silt can be removed using a shovel or vacuum truck.

and straight along the front lower edge.

2. The device can be removed per the following removal instructions. As the device is removed from the inlet, the collected material is retained in the "C" shaped trough of the device. The collected debris and sediment can be disposed of by turning the device upside down in a designated area. Upon cleaning the device, it can be replaced into the inlet for additional service.

REMOVAL

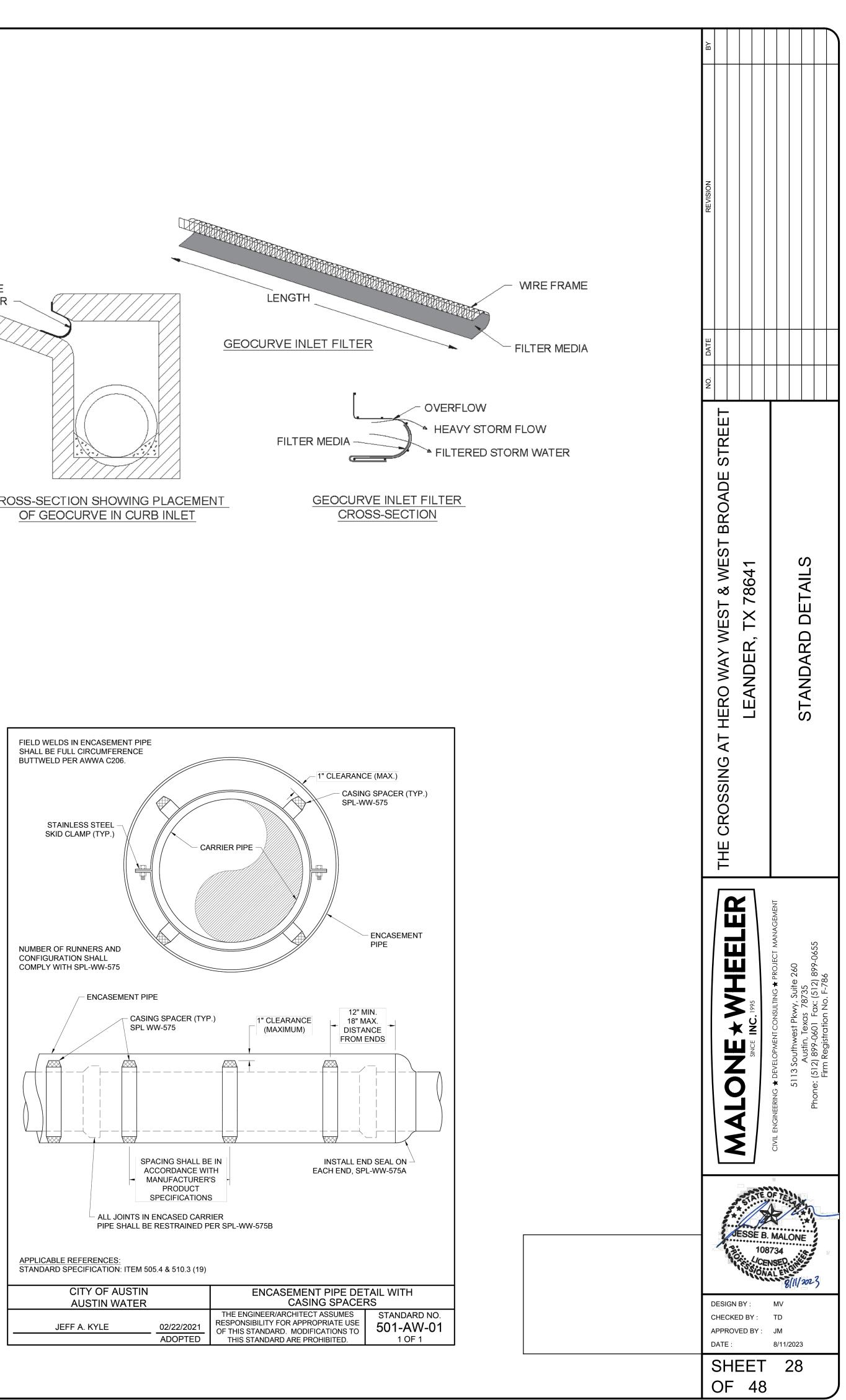
The GeoCurve is easily removed from the curb inlet by progressively pulling out the device from the throat of the inlet, starting from one end and moving toward the opposite end. The device is to be pulled from the bottom lip of the device by using the yellow rope handles or by grabbing the bottom lip of the device and rotating the unit counterclockwise from the curb inlet mouth. As the GeoCurve Inlet Filter is pulled out from the inlet from the bottom lip, the inlet filter is now laying on its' back so that the device resembles a "U" shape. The collected sediment and debris are now contained in the "U" shaped trough ready for disposal in a designated location.











CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENT "N"

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

Batch Detention Basin

Inspections. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

Mowing. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

Litter and Debris Removal. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion control. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching

of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

Sediment Removal. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

Logic Controller. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

"Proper" disposal of vegetation trimmings and accumulated silt shall be accomplished following Texas Commission on Environmental Quality, City of Dripping Springs and Hays County rules and regulations.

Recordkeeping. Maintain a field logbook to record any relevant information noted during inspections. At a minimum, the field notebook should include the date and time, field staff names, weather conditions, uniformity of grass cover, presence of debris and/or litter, and areas of sediment accumulation as well as any corrective actions taken and date they were completed. Records shall be maintained for a minimum of 3 years and shall be made available to TCEQ upon request. A sample inspection report is included with this attachment.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: Hero Way Crossing Ltd.

Mailing Address: 1601 Rio Grande St. #333

City, State: Austin, TX Zip: 78701

Telephone: (512)-590-7737

Email: taylor.steed@fourtrealty.com

Signature of Responsible Party

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PROJECT NAME: THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

OWNER/OPERATOR:

INSPECTOR: SIGNATURE:

						LAND AREA
						LOCATION
						CONTROL MEASURE CURRENT CONDITION
_						CURRENT CONDITION
						CORRECTIVE ACTION TO BE TAKEN
						CORRECTION CODE

DATE OF LAST RAINFALL:	ADDITIONAL NOTES
AMOUNT OF LAST RAINFALL:	
DATE OF INSPECTION:	
CHANGES REQUIRED	
	REASONS FOR CHANGES
CONDITION CODES;	

the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly gathering information, the Informatin submitted is, to the best of my knowledge and belefits true, accurate and complete. I am aware that there ae significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing or willful violations. I certify under the penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated

Signature:

Date:

04 - SEE ADDITIONAL NOTES

01 - TO BE FIXED OR REPLACED WITHIN 24 HRS

02 - TO BE FIXED OR REPLACED WITHIN 48 HRS 03 - TO BE FIXED OR REPLACED PRIOR TO NEXT INSPECTION

CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENT "P"

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

Drainage from the site will be collected in proposed onsite storm sewer facilities. Flow is then conveyed to a proposed batch detention water quality pond to ensure water quality control standards are met and discharge is restricted to at or below existing rates.

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: _Hero Way Crossing Ltd_____

Date: ___June 7, 2023_

Signature of Customer/Agent:

Regulated Entity Name: The Crossing at Hero Way West & West Broade Street

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

The following fuels and/or hazardous substances will be stored on the site:

These fuels and/or hazardous substances will be stored in:

Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
 Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

Fuels and hazardous substances will not be stored on the site.

- 2. Attachment A Spill Response Actions. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. Attachment B Potential Sources of Contamination. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. Attachment C Sequence of Major Activities. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: <u>Brushy Creek</u>

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

7. X Attachment D – Temporary Best Management Practices and Measures. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
- A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
- A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
- A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
- 8. X The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
 - Attachment E Request to Temporarily Seal a Feature. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
 - There will be no temporary sealing of naturally-occurring sensitive features on the site.
- 9. Attachment F Structural Practices. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
- 10. X Attachment G Drainage Area Map. A drainage area map supporting the following requirements is attached:
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

- 11. Attachment H Temporary Sediment Pond(s) Plans and Calculations. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
 - N/A
- 12. Attachment I Inspection and Maintenance for BMPs. A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
- 13. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
- 14. X If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
- 15. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
- 16. X Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices. A schedule of the interim and permanent soil stabilization practices for the site is attached.

- 18. Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
- 19. Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

- 20. All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
- 21. If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
- 22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

CONTRIBUTING ZONE PLAN APPLICATION TEMPORARY STORMWATER ATTACHMENT "A"

SPILL RESPONSE ACTIONS

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

Fuel and hazardous substances will not be stored on-site. Sources of spills would include accidents during refueling operations or damage to mechanical equipment. In addition to general care and good "housekeeping" practices, the following practices will be followed for accidental spill prevention and cleanup:

- 1. Site and construction personnel will be required to be aware of manufacturer's recommended methods for spill cleanup, the location of information, and the cleanup supplies.
- 2. Materials and equipment necessary for spill cleanup will be kept on-site in an accessible location known to site personnel.
- 3. All spills will be cleaned up immediately upon discovery.
- 4. All spill response actions shall comply with 30 TAC 327, Spill Prevention and Control, Texas Commission on Environmental Quality. Reportable quantities for spills can be found at <u>https://www.tceq.texas.gov/response/spills/spill_rq.html</u>.

CONTRIBUTING ZONE PLAN APPLICATION TEMPORARY STORMWATER ATTACHMENT "B"

POTENTIAL SOURCES OF CONTAMINANTS

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

The materials or substances listed below are expected to be used on-site during construction.

- 1. Concrete and concrete products
- 2. Asphaltic products
- 3. Petroleum-based products
- 4. Paints
- 5. Fertilizers
- 6. Lumber

The following procedures are potential sources of contamination:

- 1. Earth grading
- 2. Installation of asphalt and concrete
- 3. Moving/storage of soil
- 4. Construction traffic
- 5. Trenching for underground utilities

CONTRIBUTING ZONE PLAN APPLICATION TEMPORARY STORMWATER ATTACHMENT "C"

SEQUENCE OF MAJOR ACTIVITIES

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

- 1. CLEAR & GRUB (Area= 3.68 acres)
- 2. ROUGH GRADE (Area = 3.68 acres)
- 3. INSTALL UTILITY SERVICE AND CONNECTIONS AND STORM SEWER SYSTEM (Area = .20 acres)
- 4. BASE AND PAVING APPLICATION (Area = 1.43 acres)
- 5. RESTORATION OF SITE (Area = 3.68 acres)

Tree protection fences shall be put in place according to City of Leander standards for tree protection prior to the start of any site preparation work. Fences shall be maintained throughout all phases of the construction project.

During the installation of utilities and base and paving application, the contractor shall use dust control measures such as irrigation trucks and mulching. Contractor will clean up spoils that migrate onto the roads a minimum of once daily.

CONTRIBUTING ZONE PLAN APPLICATION TEMPORARY STORMWATER ATTACHMENT "D"

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

Inlet protection will be installed to stop the pollution of stormwater runoff by preventing soil and debris from entering storm drain inlets. Silt fences will be utilized to filter stormwater runoff and keep soil on the disturbed land, rather than letting it be washed off into natural water bodies. Silt fences downstream of disturbed areas shall be installed per the plans, maintained, and regularly inspected throughout the duration of all major construction activities until revegetation is complete. The revegetation shall be deemed complete when coverage is 85%.

In addition to the installation of silt fencing and inlet protection, a stabilized construction entrance will be provided for all traffic accessing the site and a concrete washout will be provided. Tree protection will also be provided as needed.

CONTRIBUTING ZONE PLAN APPLICATION TEMPORARY STORMWATER ATTACHMENT "F"

STRUCTURAL PRACTICES

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

The following structural controls and procedures will be utilized on this project to limit runoff discharge of pollutants:

- 1. A stabilized construction entrance will be used for all traffic accessing the site.
- 2. Silt fences will be installed downstream of all disturbed areas and remain in place until final site stabilization is achieved.
- 3. A washout will be in place for concrete trucks exiting the site.

CONTRIBUTING ZONE PLAN APPLICATION TEMPORARY STORMWATER ATTACHMENT "G"

DRAINAGE AREA MAP

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

See the Drainage Area Maps in the construction plans (sheets 7-8).

CONTRIBUTING ZONE PLAN APPLICATION TEMPORARY STORMWATER ATTACHMENT "I"

INSPECTION AND MAINTENANCE OF TEMPORARY BMPS

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

Erosion and Sediment Control Inspection and Maintenance Practices

- 1. The Contractor will inspect the control measures weekly and within 24 hours after rainfall events of ½-inch or more.
- 2. Temporary construction entrances should be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. All sediment spilled, dropped washed or tracked onto public rights-of-way should be removed immediately by contractor.
- 3. Repairs will be made to damaged areas as soon as practicable after damage is discovered but no later than seven days after the inspection.
- 4. Build-up sediment will be removed once it has reached maximum depth of six inches.
- 5. Temporary and permanent seeding shall be irrigated or sprinkled in a manner that will not erode topsoil, and at sufficient quantity and intervals to achieve restoration requirements. Irrigation shall occur at ten-day intervals during the first two months. Rainfall of ½-inch or more shall postpone watering schedule by one week.
- 6. The Contractor will be responsible for ensuring maintenance of the erosion and sedimentation controls. The Owner (and/or qualified agents) and Contractor shall be independently responsible for inspection of the controls, and for required record keeping (see sample inspection and maintenance report).
- 7. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize off-site impacts.

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PROJECT NAME: THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

OWNER/OPERATOR:

SIGNATURE: INSPECTOR:

					LAND AREA
					LOCATION
					DATE OF MAJOR GRADING ACTIVITIES
					DATE OF STABILIZATION(S) DAILY CONST. ACTIVITY AND/OR NEXT DISTURBANCE
					CONTROL MEASURE
					CURRENT CONDITION TO BE TAKEN
					CTION
					CORRECTION CODE

DATE OF LAST RAINFALL:	ADDITIONAL NOTES
AMOUNT OF LAST RAINFALL:	
DATE OF INSPECTION:	
CONTRACTOR:	
DATE RECEIVED:	
CHANGES REQUIRED	REASONS FOR CHANGES

CONDITION CODES;
01 - TO BE FIXED OR REPLACED WITHIN 24 HRS
02 - TO BE FIXED OR REPLACED WITHIN 48 HRS
03 - TO BE FIXED OR REPLACED PRIOR TO NEXT INSPECTION
04 - SEE ADDITIONAL NOTES

IGES	REASONS FOR CHANGES

the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly gathering information, the Informatin submitted is, to the best of my knowledge and belefits true, accurate I certify under the penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated and complete. I am aware that there ae significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing or willful violations.

Signature:

Date:

CONTRIBUTING ZONE PLAN APPLICATION TEMPORARY STORMWATER ATTACHMENT "J"

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

THE CROSSING AT HERO WAY WEST & WEST BROADE STREET

Soil Stabilization Practice	Schedule of Implementation
Silt fences	Prior to and throughout site development
Stabilized Construction Entrance	Prior to and throughout site development
Concrete Wash Out	Prior to and throughout site development
Temporary Stabilization	Temporary stabilization of disturbed areas must be initiated immediately whenever any earth disturbing activities have temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.
Permanent Restoration and Revegetation	Permanent stabilization of disturbed areas must be initiated immediately whenever earth disturbing activities have permanently ceased. Bare soils should be seeded or otherwise stabilized within 14 days after final grading or where construction activity has temporarily ceased for more than 21 days.

TCEQ Office Use Only Permit No.: RN: CN: Region:



TCEQ Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

IMPORTANT:

- Use the <u>INSTRUCTIONS</u> to fill out each question in this form.
- Use the <u>CHECKLIST</u> to make certain you filled out all required information. Incomplete applications **WILL** delay approval or result in denial.
- Once processed your permit can be viewed at: <u>http://www.tceq.texas.gov/goto/wq-dpa</u>

ePERMITS: Sign up now for online NOI: <u>https://www3.tceq.texas.gov/steers/</u> Pay a \$225 reduced application fee by using ePermits.

APPLICATION FEE:

- You must pay the **\$325** Application Fee to TCEQ for the paper application to be complete.
- Payment and NOI must be mailed to separate addresses.
- Did you know you can pay on line?
 - Go to <u>http://www.tceq.texas.gov/goto/epay</u>
 - Select Fee Type: GENERAL PERMIT CONSTRUCTION STORM WATER DISCHARGE NOI APPLICATION
- **<u>Provide</u>** your payment information below, for verification of payment:
 - Mailed Check/Money Order Number: _

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Name Printed on Check:	
Copy of check enclosed?	Yes



Voucher Number: ________ Is the Payment Voucher copy attached? ______ Yes

RENEWAL: Is this NOI a Renewal of an existing General Permit Authorization? (Note: A permit cannot be renewed after June 3, 2013.)

Yes The Permit number is: TXR15_____
 (If a permit number is not provided, a new number will be assigned.)

🖌 No

1) OPERATOR (Applicant)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? You may search for your CN at: http://www.tceq.texas.gov/goto/cr-customer

CN_____

TCEQ 20022 (Effective 03/05/2013, Form rev. 06/13/2016)

b)	What is the Hero Wa	ne Legal N y Crossing	the e	ntity (applio	cant)	appl	ying	for this	permit?
			 		-			-		

(The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

c)			nsible Authority)? The mailing			
	address must be recognized by the US Postal Service (USPS). You may verify the address at:					
	https://tools.usps.com/go/Zij	pLookupAction!input.actio	<u>n</u>			
	Prefix (Mr. Ms. Miss): Ms.					
	First/Last Name: Taylor Steed	l	Suffix:			
	Title: Manager		Suffix: Credential:			
	Phone Number: (512) 590-773	39 Ext: I	Fax Number:			
	E-mail: taylor.steed@tourtrea	lty.com				
	Mailing Address: 1601 Rio Gra	ande St. #333				
	Internal Routing (Mail Code, 1	Etc.):				
	Internal Routing (Mail Code, 2 City: Austin	State: TX	ZIP Code: 78701			
	If outside USA:					
		Country Code:	Postal Code:			
	-	-				
d)	Indicate the type of Customer	(The instructions will help	determine your customer type):			
	Individual	☑ Limited Partnership	Sole Proprietorship-DBA			
	Joint Venture	🔲 General Partnership	Corporation			
	🔲 Trust	Estate	Federal Government			
	State Government	County Government	City Government			
	Other Government					
e)	Independent Operator? (If go	vernmental entity, subsidia	ary, or part of a larger corporation,			
	check "No".)					
	🗹 Yes 🔲 No					
-						
f)	Number of Employees:		—			
	✓ 0-20;	☐ 101-250; ☐ 251-	500; or 🛛 🔲 501 or higher			
-)	Charles and Descioners Trees and D	line Niemahanan				
gj	Customer Business Tax and F		Not Dequined for Individuala			
			. Not Required for Individuals,			
	Government, or Sole Propriet	ors)				
	State Franchise Tax ID Numb	er: <u>32089831153</u>				
	Federal Tax ID: <u>931371473</u>					
	Texas Secretary of State Chart	er (filing) Number: <u>80505</u>	5090			
	DUNS Number (if known):					

2) APPLICATION CONTACT

If TCEQ needs additional information regarding this application, who should be contacted?

Is the application contact the same as the applicant identified above?

Yes, go to Section 3).

 \Box No, complete section below

TCEQ 20022 (Effective 03/05/2013, Form rev. 06/13/2016)

Prefix (Mr. Ms. Miss):	_		
First/Last Name:		Suffix:	
Title:		Credential:	
Organization Name:			
Phone Number:	Ext:	Fax Number:	
E-mail:			
Mailing Address:			
Internal Routing (Mail Code, Etc.):			
City:	State:	ZIP Code:	
Mailing Information if outside USA:			
Territory:	_Country Code:	Postal Code:	
	-		

3) REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

If the site of your business is part of a larger business site or if other businesses were located at this site before yours, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at: http://www.tceq.texas.gov/goto/cr-searchrn

If the site is found, provide the assigned Regulated Entity Reference Number and provide the information for the site to be authorized through this application below. The site information for this authorization may vary from the larger site information.

a) TCEQ issued RE Reference Number (RN):

RN___

- **b)** Name of project or site (the name known by the community where located): The Crossing at Hero Way West & West Broade Street
- **c)** In your own words, briefly describe the primary business of the Regulated Entity: (Do not repeat the SIC and NAICS code):

Land Development

- **d)** County (or counties if > 1) Williamson
- e) Latitude: <u>30.581743</u> Longitude: <u>-97.86054</u>
- f) Does the site have a physical address?

Yes, complete Section A for a physical address.

✓ No, complete section B for site location information.

Section A: Enter the physical address for the site.

Verify the address with USPS. If the address is not recognized as a delivery address, provide the address as identified for overnight mail delivery, 911 emergency or other online map tools to confirm an address.

Physical Address of Project or Site:

Street Number:	Street Name:		
City:	State:	ZIP Code:	, •

Section B: Enter the site location information.

If no physical address (Street Number & Street Name), provide a written location access description to the site. (Example: located 2 miles west from intersection of Hwy 290 & IH35 accessible on Hwy 290 South)

Intersection of Hero Way & West Broade Street

City where the site is located or, if not in a city, what is the nearest city: Leander

State: <u>Texas</u> ZIP Code where the site is located: <u>78641</u>

4) GENERAL CHARACTERISTICS

a) Is the project/site located on Indian Country Lands?

Yes - If the answer is Yes, you must obtain authorization through EPA, Region 6.

No No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

Yes - If the answer is Yes, you may be under jurisdiction of the Railroad Commission of
Texas and may need to obtain authorization through EPA, Region 6.

\checkmark	No
--------------	----

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? Primary SIC Code: <u>6512</u>

d) If applicable, what is the Secondary SIC Code(s): 6552

- e) What is the total number of acres disturbed? <u>3.68</u>
- f) Is the project site part of a larger common plan of development or sale?
 ✓ Yes If the answer is Yes, the total number of acres disturbed can be less than 5 acres.
 - No If the answer is No, the total number of acres disturbed must be 5 or more. If the total number of acres disturbed is less than 5 then the project site does not qualify for coverage through this Notice of Intent. Coverage will be denied. See the requirements in the general permit for small construction sites.
- **g)** What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?

Brushy Creek

h) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?

1244A

i) Is the discharge into an MS4? \Box Ves - If the answer is Ves provid

Yes - If the answer is Yes, provide the name of the MS4 operator below.

Note: The general permit requires you to send a copy of the NOI to the MS4 operator.

j) Are any of the surface water bodies receiving discharges from the construction site on the latest EPA-approved CWA 303(d) List of impaired waters?

Yes - If the answer is Yes, provide the name(s) of the impaired water body(s) below.

🗹 No

k) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer as defined in 30 TAC <u>Chapter 213</u>?

Yes - If the answer is Yes, complete certification below by checking "Yes."

🗌 No

I certify that a copy of the TCEQ approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) is either included or referenced in the Stormwater Pollution Prevention Plan.

🖌 Yes

5) CERTIFICATION

0,	
Check Yes to the certifications below.	Failure to indicate Yes to ALL items may result in denial
of coverage under the general permit.	

- **a)** I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).
- **b)** I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.
- **c)** I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.
- d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who operate under a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator. ✓ Yes

Operator Certification:

I, Taylor Steed	Owner	
Typed or printed name	Title	

certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under **30 Texas Administrative Code §305.44** to sign and submit this document, and can provide documentation in proof of such authorization upon request.

_____ Date:_____

Signature:

(Use blue ink)

✓ Yes

Ves Yes

✓ Yes

NOTICE OF INTENT CHECKLIST (TXR150000)
• Did you complete everything? Use this checklist to be sure!
• Are you ready to mail your form to TCEQ? Go to the General Information Section of the
Instructions for mailing addresses.
This checklist is for use by the operator to ensure a complete application. Missing information
may result in denial of coverage under the general permit. (See NOI process description in the
Instructions)
Application Fee:
If paying by Check:
Check was mailed separately to the TCEQs Cashier's Office. (See Instructions for
Cashier's address and Application address.)
Check number and name on check is provided in this application.
If using ePay:
The voucher number is provided in this application or a copy of the voucher is attached.
PERMIT NUMBER:
Permit number provided – if this application is for renewal of an existing authorization.
OPERATOR INFORMATION - Confirm each item is complete:
Customer Number (CN) issued by TCEQ Central Registry
\Box Legal name as filed to do business in Texas (Call TX SOS 512/463-5555)
Name and title of responsible authority signing the application
Mailing address is complete & verifiable with USPS. <u>www.usps.com</u>
Phone numbers/e-mail address
Type of operator (entity type)
Independent operator Number of employees
For corporations or limited partnerships – Tax ID and SOS filing numbers
Application contact and address is complete & verifiable with USPS. <u>http://www.usps.com</u>
REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE - Confirm each item is
complete:
Regulated Entity Reference Number (RN) (if site is already regulated by TCEQ)
Site/project name/regulated entity
Latitude and longitude <u>http://www.tceq.texas.gov/gis/sqmaview.html</u>
\square County
Site/project physical address. Do not use a rural route or post office box.
Business description
GENERAL CHARACTERISTICS - Confirm each item is complete:
Indian Country Lands – the facility is not on Indian Country Lands
Construction activity related to facility associated to oil, gas, or geothermal resources
Standard Industrial Classification (SIC) Code <u>www.osha.gov/oshstats/sicser.html</u>
Acres disturbed is provided and qualifies for coverage through a NOI
Common plan of development or sale
Receiving water body(s)
Segment number(s)
Impaired water body(s)
MS4 operator
Edwards Aquifer rule
CERTIFICATION
Certification statements have been checked indicating "Yes"
Signature meets 30 Texas Administrative Code (TAC) 305.44 and is original.

Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

General Information and Instructions

Where to Send the Notice of Intent (NOI):	
BY REGULAR U.S. MAIL	BY OVERNIGHT/EXPRESS MAIL
Texas Commission on Environmental Quality	Texas Commission on Environmental Quality
Stormwater Processing Center (MC-228)	Stormwater Processing Center (MC-228)
P.O. Box 13087	12100 Park 35 Circle
Austin, Texas 78711-3087	Austin, TX 78753
TCEQ Contact List:	

Application – status and form questions: Technical questions: Environmental Law Division: Records Management - obtain copies of forms: Reports from databases (as available): Cashier's office: 512/239-3700, <u>swpermit@tceq.texas.gov</u> 512/239-4671, <u>swgp@tceq.texas.gov</u> 512/239-0600 512/239-0900 512/239-DATA (3282) 512/239-0357 or 512/239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- 1) Administrative Review: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(s) on the form must be verified with the US Postal service as receiving regular mail delivery. Never give an overnight/express mailing address.
- 2) **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- 3) Acknowledgment of Coverage: An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site <u>http://www.tceq.texas.gov</u>. Search using key word TXR150000.

General Permit Forms

The Notice of Intent (NOI), Notice of Termination (NOT), and Notice of Change (NOC) (including instructions) are available in Adobe Acrobat PDF format on the TCEQ web site http://www.tceq.texas.gov.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated entity changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number.

You can find the information on the Central Registry web site at <u>http://www15.tceq.texas.gov/crpub/</u>. You can search by the Regulated Entity (RN), Customer Number (CN) or Name (Permittee), or by your permit number under the search field labeled "Program ID". Capitalize all letters in the permit number.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For General Permits, a Notice of Change form must be submitted to the program area.

Fees associated with a General Permit

Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Application Fee: This fee is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit.

Mailed Payments:

Payment must be mailed under separate cover at one of the addresses below using the attached Application Fee submittal form. (DO NOT SEND A COPY OF THE NOI WITH THE APPLICATION FEE SUBMITTAL FORM)

BY REGULAR U.S. MAIL

Texas Commission on Environmental Quality Financial Administration Division Cashier's Office, MC-214 P.O. Box 13088 Austin, Texas 78711-3088 BY OVERNIGHT/EXPRESS MAIL Texas Commission on Environmental Quality Financial Administration Division Cashier's Office, MC-214 12100 Park 35 Circle Austin, TX 78753

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied a new permit number will be issued.

1. Operator (Applicant)

a) Enter assigned Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**. If this customer has not been assigned a CN, leave the space for the CN blank. If this customer has already been assigned this number, enter the permittee's CN.

b) Legal Name

Provide the current legal name of the permittee, as authorized to do business in Texas. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512/463-5555, for more information related to filing in Texas. If filed in the county where doing business, provide a copy of the legal documents showing the legal name.

c) Operator Contact's (Responsible Authority) Contact Information and Mailing Address

Provide the first and last name, and the title of the person signing the Certification section of the application. This person must be an individual having signatory authority in accordance with 30 TAC Chapter §305.44. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The address must be verifiable with the US Postal Service at

<u>https://tools.usps.com/go/ZipLookupAction!input.action</u> for regular mail delivery (not overnight express mail). If you find that the address is not verifiable using the USPS web search, please indicate the address is used by the USPS for regular mail delivery.

The area code and phone number should provide contact to the operator. Leave Extension blank if not applicable.

The fax number and e-mail address are optional and should correspond to the operator.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for a permit, registration or authorization.

Sole Proprietorship – DBA

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

- be under the person's name
- have its own name (doing business as or d.b.a.)
- have any number of employees

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

- A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). A Limited Partnership or Limited Liability Partnership (Partnership) is required to file with the Texas Secretary of State. A General Partnership or Joint Venture is not required to register with the state.
- **Partnership (Limited Partnership or Limited Liability Partnership):** A limited partnership is defined in the Act as a partnership formed by two or more persons under the provisions of Section 3 of the Uniform Limited Partnership Act (Art. 6132a, Revised Civil Statutes of Texas) and having as members one or more general partners and one or more limited partners. The limited partners as such are not bound by the obligations of the partnership. Limited partners may not take part in the day-to-day operations of the business. A Limited Partnership must file with the Texas Secretary of State. A registered limited liability partnership is a general or limited partnership that is registered with the Texas Secretary of State. The partnership's name must contain the words "Registered Limited Liability Partnership" or the abbreviation "L.L.P." as the last words or letters of its name.
- **General Partnership:** A general partner may or may not invest, participates in running the partnership and is liable for all acts and debts of the partnership and any member of it. A General Partnership does not have limited partners. For a General Partnership, there is no registration with the state or even written agreement necessary for a general partnership to be formed. The legal definition of a partnership is generally stated as "an association of two or more persons to carry on as co-owners a business for profit" (Revised Uniform Partnership Act § 101 [1994]).
- **Joint Venture:** A joint venture is but another name for a special partnership. It might be distinguished from a general partnership in that the latter is formed for the transaction of a general business, while a joint venture is usually limited to a single transaction. That is, a joint venture is a special combination of persons in the nature of a partnership engaged in the joint prosecution of a particular transaction for mutual benefit or profit.

Corporation

Ā customer meets all of these conditions:

- is a legally incorporated entity under the laws of any state or country
- is recognized as a corporation by the Texas Secretary of State
- has proper operating authority to operate in Texas.
- The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate) The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization should not be included as a part of the 'legal name' as applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Other Government

A utility district, water district, tribal government, college district, council of governments, or river authority. Write in the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter this number here.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512/463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

2. APPLICATION CONTACT

Provide the name, title and communication information of the person that TCEQ can contact for additional information regarding this application.

3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Reference Number (RN)

A number issued by TCEQ's Central Registry to sites (a location where a regulated activity occurs) regulated by TCEQ. This is not a permit number, registration number, or license number. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at: <u>http://www.tceq.texas.gov/goto/cr-searchrn</u>

If the site is found, provide the assigned Regulated Entity Reference Number (RN) and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Site/Project Name/Regulated Entity

Provide the name of the site as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Identify the county or counties in which the regulated entity is located.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html or http://nationalmap.gov/ustopo

f) Site/Project (RE) Physical Address/Location Information

Enter the complete address for the site in Section A if the address can be validated through the US Postal Service. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street (or house) number and street name, enter NO ADDRESS for the street name in Section A. In Section B provide a complete written location description. For example: "The site is located 2 miles west from intersection of Hwy 290 & IH35, located on the southwest corner of the Hwy 290 South bound lane." Provide the city (or nearest city) and zip code of the facility location.

4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA, Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization from EPA Region 6. For more information, see:

http://texreg.sos.state.tx.us/public/readtac\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tlo c=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the Railroad Commission's jurisdiction must be authorized by the EPA and the Railroad Commission of Texas, as applicable. Activities under Railroad Commission of Texas jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the Railroad Commission of Texas; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The Railroad Commission of Texas also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the Railroad Commission of Texas. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from "field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities" unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the Railroad Commission of Texas prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 Construction of Single Family Homes
- 1522 Construction of Residential Bldgs. Other than Single Family Homes
- 1541 Construction of Industrial Bldgs. and Warehouses

- 1542 Construction of Non-residential Bldgs, other than Industrial Bldgs. and Warehouses
- 1611 Highway and Street Construction, except Highway Construction
- 1622 Bridge, Tunnel, and Elevated Highway Construction
- 1623 Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, go to: http://www.osha.gov/pls/imis/sicsearch.html

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave blank if not applicable. For help with SIC Codes, go to: <u>http://www.osha.gov/pls/imis/sicsearch.html</u>

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at (512)239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on "What is a common plan of development?" go to: www.tceq.texas.gov/permitting/stormwater/common plan of development steps.html

For further information, go to the TCEQ stormwater construction webpage at: <u>www.tceq.texas.gov/goto/construction</u> and search for "Additional Guidance and Quick Links". If you have any further questions about this item, please call the stormwater technical staff at (512)239-4671.

g) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

h) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Go to the following link to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html

You may also find the segment number in TCEQ publication GI-316: <u>www.tceq.texas.gov/publications/gi/gi-316</u>

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at (512)239-4671 for further assistance.

i) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at (512)239-4671.

j) Surface Water bodies on list of impaired waters – Identify the impaired water body(s)

Indicate Yes or No if any surface water bodies receiving discharges from the construction site are on the latest EPA-approved CWA 303(d) List of impaired waters. Provide the name(s) of surface water bodies receiving discharges or potential discharges from the construction site that are on the latest EPA-approved CWA 303(d) List of impaired waters. The EPA-approved CWA 303(d) List of impaired waters. The EPA-approved CWA 303(d) List of impaired waters in Texas can be found at: www.tceq.texas.gov/waterquality/assessment/305_303.html

NOTE: Do not use any "draft" documents.

k) Discharges to the Edwards Aquifer Recharge Zone and Certification

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer at: <u>www.tceq.texas.gov/field/eapp/viewer.html</u>

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin. The certification must be answered "Yes" for coverage under the Construction General Permit. The TCEQ approved plan must be readily available for TCEQ staff to review at the time that the NOI is submitted.

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan. For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

5. CERTIFICATIONS

Failure to indicate **Yes** to ALL of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. (Electronic applications submitted through ePermits have immediate provisional coverage). You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site: <u>www.tceq.texas.gov/goto/construction</u>

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at (512)463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under this Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Operator Certification:

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

IF YOU ARE A CORPORATION:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

IF YOU ARE A MUNICIPALITY OR OTHER GOVERNMENT ENTITY:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer as required by the administrative code.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the Texas Commission on Environmental Quality's Environmental Law Division at (512)239-0600.

30 Texas Administrative Code §305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- Do not mail this form with your NOI form.
- Do not mail this form to the same address as your NOI.

Mail this form and your check to:

BY REGULAR U.S. MAIL Texas Commission on Environmental Quality Financial Administration Division Cashier's Office, MC-214 P.O. Box 13088 Austin, TX 78711-3088

BY OVERNIGHT/EXPRESS MAIL

Texas Commission on Environmental Quality Financial Administration Division Cashier's Office, MC-214 12100 Park 35 Circle Austin, TX 78753

Fee C	Code:	GPA
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General Permit: TXR

TXR150000

- 1. Check / Money Order Number:
- 2. Amount of Check/Money Order:
- 3. Date of Check or Money Order:
- 4. Name on Check or Money Order:
- 5. NOI INFORMATION

If the check is for more than one NOI, list each Project/Site (RE) Name and Physical Address exactly as provided on the NOI. DO NOT SUBMIT A COPY OF THE NOI WITH THIS FORM AS IT COULD CAUSE DUPLICATE PERMIT ENTRIES.

See Attached List of Sites (If more space is needed, you may attach a list.)

Project/Site (RE) Name:

Project/Site (RE) Physical Address:

Staple Check in This Space

	Agent Authorization Form For Required Signature Edwards Aquifer Protection Program Relating to 30 TAC Chapter 213 Effective June 1, 1999
ſ	Taylor Steed Print Name
	Manager of the General Partner of Duher, Title - Owner/President/Other
of	Hero Way Consting Ltd. Corporation/Partnership/Entity Name
have authorized	Jesse B. Malone, P.E.
	Print Name of Agent/Engineer
of	Malone Wheeler, Inc.
	Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

- 1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
- 2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
- 3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
- 4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
- 5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

20/23 Date

THE STATE OF TOXAS & County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared <u>Taylor steed</u> known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

ALEXANDRIA AVARA Notary Public, State of Texas Comm. Expires 03-22-2025 Notary ID 132989373

exandria Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 3.22.2025

Application Fee Form

Texas Commission on Environme	ental Quality		
Name of Proposed Regulated Entity: The Crossing at Hero Way West & West Broade Street			
Regulated Entity Location: Interse	ection of Hero Way & W.	Broade St.	
Name of Customer: Hero Way Cr	ossing Ltd.		
Contact Person: Taylor Steed	Phone	e: <u>512-590-7739</u>	
Customer Reference Number (if i			
Regulated Entity Reference Num	ber (if issued):RN		
Austin Regional Office (3373)			
🗌 Hays	Travis	🛛 will	iamson
San Antonio Regional Office (336	52)		
Bexar	Medina	🗍 Uva	lde
 Comai	 Kinney		
Application fees must be paid by		r money order, payable	e to the Texas
Commission on Environmental C			
form must be submitted with yo	•	•	•
Austin Regional Office	Sa	n Antonio Regional Of	fice
Mailed to: TCEQ - Cashier		vernight Delivery to: T(
Revenues Section		100 Park 35 Circle	•
Mail Code 214		ilding A, 3rd Floor	
P.O. Box 13088		ustin, TX 78753	
Austin, TX 78711-3088		12)239-0357	
Site Location (Check All That App	oly):		
Recharge Zone	Contributing Zone	Transiti	on Zone
_		 	
Type of Pl		Size	Fee Due
Water Pollution Abatement Plan	-		A
Plan: One Single Family Residen		Acres	\$
Water Pollution Abatement Plan	-	A	<u>~</u>
Plan: Multiple Single Family Res		Acres	\$
Water Pollution Abatement Plan Plan: Non-residential	n, contributing zone	^{3.68} Acres	\$4,000
Sewage Collection System		L.F.	\$ 4,000
Lift Stations without sewer lines	·····	Acres	<u>ې</u>
Underground or Aboveground S		Tanks	\$
Piping System(s)(only)	torage runkraemey	Each	\$
Exception		Each	\$
Extension of Time		Each	\$
L		1	\wedge

Signature:

Date: 6723

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications Contributing Zone Plans and Modifications

Project	Project Area in Acres	Fee
One Single Family Residential Dwelling	< 5	\$650
Multiple Single Family Residential and Parks	< 5	\$1,500
	5 < 10	\$3,000
	10 < 40	\$4,000
	40 < 100	\$6,500
	100 < 500	\$8,000
	≥ 500	\$10,000
Non-residential (Commercial, industrial,	<1	\$3,000
institutional, multi-family residential, schools, and	1<5	\$4,000
other sites where regulated activities will occur)	5 < 10	\$5,000
	10 < 40	\$6,500
	40 < 100	\$8,000
	≥ 100	\$10,000

Organized Sewage Collection Systems and Modifications

Project	Cost per Linear Foot	Minimum Fee- Maximum Fee
Sewage Collection Systems	\$0.50	\$650 - \$6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	Cost per Tank or Piping System	Minimum Fee- Maximum Fee
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

Project	Fee
Extension of Time Request	\$150

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

§ § §

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT THE UNDERSIGNED, **H-E-B**, **LP**, a Texas limited partnership, formerly known as HEB Grocery Company, LP ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by **HERO WAY CROSSING LTD.**, a Texas limited partnership ("Grantee"), the receipt and sufficiency of which are hereby fully acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, whose address is c/o FourT Realty, LLC, 1601 Rio Grande, Suite 333, Austin, Texas 78701, all that certain real property consisting of approximately 7.360 acres of vacant land located along the north side of FM 2243 west of W. Broade Street in the City of Leander, County of Williamson, State of Texas, being more particularly described in **Exhibit "A"** attached hereto and made part hereof for all purposes (including all improvements, if any, located thereon, the "Property"), together with, all and singular, the rights and appurtenances pertaining to the Property, including, without limitation, all right, title and interest of Grantor in and to adjacent or appurtenant streets, roads, alleys, and easements and rights-of-way, open or proposed.

For Grantor, and Grantor's successors and assigns forever, a reservation of all oil, gas, and other minerals (including, without limitation, oil, gas, hydrocarbons, sulfur, coal, lignite, uranium and geothermal water) in and under and that may be produced from the Property, including the right of ingress and egress at all times to explore for and develop the herein reserved minerals, all royalties, bonus amounts, delay rentals and other payments due and payable under any existing or future oil, gas or mineral lease, and the exclusive right to negotiate and execute oil, gas or mineral leases, subject to (a) all interests in minerals or royalties previously severed or vested in third parties and not currently owned by Grantor, (b) all valid and subsisting oil and gas leases, and (c) all valid and subsisting royalty agreements, pooling agreements and designations of pooled units (collectively the "Mineral Reservation"). If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease (insofar as it pertains to the mineral estate), and all benefits from said lease. However, Grantor does hereby expressly release and waive, on behalf of itself and its successors and assigns, all rights to use, enter upon, occupy any portion of the surface of the Property (or any improvements from time to time located thereon), or place any fixtures, equipment, buildings, or structures thereon in conducting operations of whatsoever nature in connection with the exploration, exploitation, mining, production, processing, transporting, and marketing of oil, gas, and other minerals from the Property, or in conducting other activities associated with its ownership of the oil, gas, and other mineral interests in the Property; provided, however, nothing herein contained shall be construed as waiving, releasing, or relinquishing any right, title, or interest of the Grantor in and to the oil, gas, and other minerals in and under, or that may be produced from, the Property (upon and subject to the terms of the surface rights waiver provided for herein). Additionally, this waiver of surface rights shall not be construed as a waiver by the Grantor to exploit, explore for, develop, mine, or produce such oil, gas, and other minerals with wells drilled on the surface of lands other than the Property, including, but not limited to, directional wells bottomed beneath or drilled through any part of the Property, other than the surface of the Property, or by pooling its oil, gas, and other mineral interests with land adjoining the Property in accordance with the laws and regulations of the State of Texas so long as any directional drilling or other subsurface use of the Property by Grantor, its successors or assigns, for such purposes shall be conducted at depths greater 067986.00001 #423184v8 {00190166.4 }

than one thousand five hundred feet (1,500') below the natural ground level of the Property, and provided, further, however, that in no event whatsoever shall any strip mining or other similar surface or subsurface extraction methods be permitted anywhere on the Property.

This conveyance is made and accepted subject to those certain matters set forth on **Exhibit "B"** attached hereto and made a part hereof for all purposes (the "Permitted Exceptions"), and the Mineral Reservation.

As part of the consideration for this conveyance, Grantee for itself, its successors, and its assigns, by its acceptance of this Special Warranty Deed (this "Deed"), hereby covenants and agrees that:

- I. For 55 years from the date of this Deed, the operation of a car wash on the Property is prohibited.
- II. For 55 years from the date of this Deed, no business located on the Property is permitted to allocate more than 500 square feet or 5% of its total floor area, whichever is smaller, for the storage, sale, or display of the following products, either individually or collectively, for off-premises use or consumption:
 - produce, meat, seafood, and dairy items; raw ingredients for cooking and baking; bakery and deli products; packaged, canned, and frozen foods; prepared ready-to-eat foods; vitamins, herbs, and nutritional supplements; prescription and non-prescription pharmaceutical products; non-alcoholic beverages, and all other food products typically sold by grocery, general merchandise, gourmet, and convenience stores (collectively, "Edible Groceries");
 - (ii) wine, beer, and spirits;
 - (iii) household cleaning supplies and paper products;
 - (iv) personal hygiene, health, and beauty products;
 - (v) greeting cards, gift wrapping supplies, and party products;
 - (vi) pet food and pet supplies;
 - (vii) lawn and garden supplies;
 - (viii) private and/or public school that offers course of instruction for students in one or more grades from pre-kindergarten through 12 and has more than 100 students enrolled and attending courses at a single location; and
 - (ix) gasoline, diesel or other automotive fuel.

The following activities and uses, which would otherwise violate the foregoing restriction, are permitted on the Property:

- 1. The sale, to any degree and to any extent, of take-out menu food and beverage items, including alcoholic beverage items, by fast-food (including walk-up, drive-thru, counter service and cafeteria-style establishments), casual, and fine-dining restaurants.
- 2. The operation of:
 - a. one card or stationery store that is 2,500 square feet or smaller;
 - b. one liquor store that is 3,000 square feet or smaller, with not more than 750 square feet allocated to wine and 500 square feet allocated to Edible Groceries.
- 3. A day care facility is permitted on the Property provided that it does not operate as a school. Without limiting the foregoing, if Grantor shall apply for

a license or permit for the sale of alcoholic beverages (collectively, the "Application(s)"), then Grantee hereby covenants and agrees that it shall takes no action to oppose such Application(s) and will execute consents to such Application(s) or a waiver of objections thereto if required by any applicable governmental agency or regulatory authority.

- III. For 55 years from the date of this Deed, the following activities and uses are prohibited on the Property:
 - (a) a business whose primary purpose is the sale, rental, or display of sexually explicit materials;
 - (b) a strip club, gentlemen's club, or any other establishment in which employees, customers, or other persons on the premises are or may be "totally nude," "topless," or "bottomless;"
 - (c) a tattoo parlor;
 - (d) the sale of paraphernalia for illegal drug use, and
 - (e) any public or private nuisance.

The restrictions in this Deed are for the benefit of and enforceable by Grantor; they run with the land and are binding on Grantee. Grantor may approve or deny, in Grantor's sole discretion, any request to waive enforcement of any provision of the restrictions. If Grantor fails to enforce a violation of the restrictions, that failure does not prevent Grantor from later exercising its rights with respect to that violation, nor does it prevent Grantor from enforcing any other ongoing or subsequent violation, whether similar or dissimilar. As used in this paragraph, "Grantor" means Grantor and its successors, and "Grantee" means Grantee, its successors, assigns, tenants, and any other user or occupant of the Property. In no event shall the restrictions in this Deed be binding upon Grantor if Grantor becomes the owner of or lessee of all or any part of the Property.

Except for the special warranty of title contained herein, and except as expressly stated in paragraph 6 of that certain Sales Contract dated effective May 10, 2022, by and between Grantor and Grantee, as assignee of TTS DEV LLC, a Texas limited liability company (as amended, the "Contract"), but subject to the limitations contained in paragraph 6 of the Contract (collectively, the "Express Representations and Warranties"), Grantor hereby specifically disclaims any warranty, guaranty, or representation, oral or written, past, present or future, of, as to, or concerning (i) the nature and condition of the Property, including but not by way of limitation, the water, soil, geology and the suitability thereof, and of the Property, for any and all activities and uses which Grantee may elect to conduct thereon, income to be derived therefrom or expenses to be incurred with respect thereto, or any obligations or any other matter or thing relating to or affecting the same; (ii) the manner of construction and condition and state of repair or lack of repair of any improvements located thereon; (iii) the nature and extent of any easement, right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; and (iv) the compliance of the Property or the operation of the Property with any laws, rules, ordinances, or regulations of any government or other body. EXCEPT FOR THE EXPRESS REPRESENTATIONS AND WARRANTIES, IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY AS PROVIDED IN THE CONTRACT, GRANTOR HAS NOT MADE AND DOES NOT MAKE, ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING HAZARDOUS WASTE, AS DEFINED BY THE LAWS OF THE STATE OF TEXAS

AND ANY REGULATIONS ADOPTED PURSUANT THERETO OR THE U. S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OF ANY HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY. GRANTEE HEREBY ACCEPTS THE PROPERTY WITH THE PROPERTY BEING IN ITS PRESENT AS IS CONDITION WITH ALL FAULTS.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS EXPERIENCED IN THE OWNERSHIP, DEVELOPMENT AND/OR OPERATION OF PROPERTIES SIMILAR TO THE PROPERTY AND THAT GRANTEE HAS INSPECTED THE PROPERTY TO ITS SATISFACTION AND IS QUALIFIED TO MAKE SUCH INSPECTION. GRANTEE ACKNOWLEDGES THAT IT IS FULLY RELYING ON GRANTEE'S (OR GRANTEE'S REPRESENTATIVES') INSPECTIONS OF THE PROPERTY AND EXCEPT FOR THE EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED IN THE CONTRACT, NOT UPON ANY STATEMENT (ORAL OR WRITTEN) WHICH MAY HAVE BEEN MADE OR MAY BE MADE (OR PURPORTEDLY MADE) BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS (OR GRANTEE'S REPRESENTATIVES HAVE) THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE CONDITION OF THE PROPERTY AND ALL OTHER ASPECTS OF THE PROPERTY (INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY); AND GRANTEE ACKNOWLEDGES THAT GRANTEE IS RELYING SOLELY UPON ITS OWN (OR ITS REPRESENTATIVES') INSPECTION, EXAMINATION AND EVALUATION OF THE PROPERTY. GRANTEE HEREBY EXPRESSLY ASSUMES ALL RISKS, LIABILITIES, CLAIMS, DAMAGES AND COSTS (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, OR OTHER DAMAGES) RESULTING OR ARISING FROM OR RELATED TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY ATTRIBUTABLE TO THE PERIOD FROM AND AFTER THE DATE HEREOF. GRANTEE EXPRESSLY WAIVES (TO THE EXTENT ALLOWED BY APPLICABLE LAW) ANY CLAIMS UNDER FEDERAL, STATE OR OTHER LAW THAT GRANTEE MIGHT OTHERWISE HAVE AGAINST GRANTOR RELATING TO THE USE, CHARACTERISTICS OR CONDITION OF THE PROPERTY EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED BY THE CONTRACT. ANY REPAIRS PAID FOR BY GRANTOR PURSUANT TO THE CONTRACT, IF ANY, SHALL BE DONE WITHOUT ANY WARRANTY OR REPRESENTATION BY GRANTOR, AND GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY WARRANTY OR REPRESENTATION OF ANY KIND WHATSOEVER IN CONNECTION WITH SUCH REPAIRS.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging as aforesaid, unto the said Grantee, its successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject however to the Permitted Exceptions and the Mineral Reservation.

Ad valorem taxes and special assessments, if any, against the Property for the year 2023 have been prorated between Grantor and Grantee as of the date of this Special Warranty Deed and by acceptance of this Deed, Grantee expressly assumes the responsibility for payment of same.

[SIGNATURE AND NOTARY PAGE TO FOLLOW]

EXECUTED to be effective the 5^{+1} day of July, 2023.

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GRANTOR:

H-E-B, LP, a Texas limited partnership

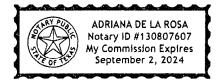
By: Name: Benjamin R Scott Group Vice President of Real Estate and Title: Shopping Center Development

THE STATE OF TEXAS

COUNTY OF BEXAR

The foregoing instrument was acknowledged before me this <u>30</u>^m day of <u>June</u>, 2023, by Benjamin R. Scott, Group Vice President of Real Estate and Shopping Center Development of H-E-B, LP, a Texas limited partnership, on behalf of said limited partnership.

Arn 2 4 h Notary Public/State of Texas



GRANTEE:

HERO WAY CROSSING LTD.,

a Texas limited partnership

By: Hero Way General Partner LLC, a Texas limited liability company, its General Partner

By: Taylor Steed. Manager

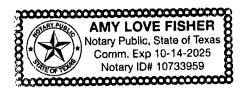
THE STATE OF TEXAS

COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me this 5^{μ} day of 1^{μ} , 2023, by Taylor Steed, Manager of Hero Way General Partner LLC, a Texas limited liability company, the General Partner of HERO WAY CROSSING LTD., a Texas limited partnership, on behalf of said limited liability company and said limited partnership.

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Notary Public/State of Texas



AFTER RECORDING, PLEASE RETURN TO:

Heritage Title Company of Austin, Inc. 200 W. 6th Street, Suite 1600 Austin, Texas 78701 Attn: Amy Fisher (GF No. 202201536)

EXHIBIT "A"

Legal Description of the Property

Lot 2, Block B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", H.E.B. LEANDER SUBDIVISION, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded under Document No. 2015032639 of the Official Public Records of Williamson County, Texas; SAVE AND EXCEPT that called 0.392 of one acre portion thereof conveyed to the City of Leander, Texas by deed recorded under Document No. 2016073006 of the Official Public Records of Williamson County, Texas.

EXHIBIT "B"

Permitted Exceptions

1. The following restrictive covenants of record itemized below:

Cabinet Y, Slide 50 of the Plat Records;

Cabinet CC, Slide 376 of the Plat Records;

Document No. 2015032639 of the Official Public Records;

Document No. 2013016236 of the Official Public Records; and

Document No. 2013055577 of the Official Public Records, all as recorded in Williamson County, Texas.

- 2. Easements and building setbacks as shown or stated on the plat recorded in Cabinet Y, Slide 50 of the Plat Records of Williamson County, Texas as shown on survey dated June 28, 2022, prepared by Steven P. Timberlake, Registered Professional Land Surveyor No. 6240 ("the Survey").
- 3. Public utility easement 5 feet in width along the northwest and southwest property line(s), as shown by the Plat(s) recorded in Cabinet Y, Slide 50 of the Plat Records; and Document No. 2015032639 of the Official Public Records of Williamson County, Texas as shown on the Survey.
- 4. Public utility, landscape and pedestrian access easement 10 feet in width along the W. Broade Street property line(s), as shown by the Plat(s) recorded under Document No(s). 2015032639 of the Official Public Records of Williamson County, Texas as shown on the Survey.
- 5. Public utility, landscape and pedestrian access easement 10 feet in width along all right of way property line(s), as stated by the Plat(s) recorded under Document No(s). 2015032639 of the Official Public Records of Williamson County, Texas as shown on the Survey.
- 6. Public utility easement 5 feet in width along the side property line(s), as stated by the Plat(s) recorded under Document No(s). 2015032639 of the Official Public Records of Williamson County, Texas as shown on the Survey.
- 7. Electric transmission line easement awarded to the Pedernales Electric Cooperative, Inc. in Final Judgment dated June 12, 1981, entered in Cause No. 80-016-C, Proceedings in Eminent Domain in the 26th Judicial District Court of Williamson County, Texas as shown on the Survey.
- 8. Electric and telephone line easement granted to Texas Power & Light Company, by instrument dated September 23, 1927, recorded in Volume 235, Page 116 of the Deed Records of Williamson County, Texas.
- 9. Electric and telephone line easement granted to Texas Power & Light Company, by instrument dated November 3, 1928, recorded in Volume 241, Page 438 of the Deed Records of Williamson County, Texas.
- 10. All oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in instrument recorded in Volume 276, Page 299 of the Deed Records of Williamson County, Texas.

- 11. All oil, gas and other minerals, together with all rights relating thereto, express or implied, conveyed in instrument recorded in Volume 277, Page 633 of the Deed Records of Williamson County, Texas.
- 12. Electric and telephone line easement granted to Texas Power & Light Company, by instrument dated January 7, 1937, recorded in Volume 281, Page 562 of the Deed Records of Williamson County, Texas.
- 13. An undivided one-half interest in all oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in instrument recorded in Volume 750, Page 850 of the Deed Records of Williamson County, Texas.
- 14. Electric line easement granted to Pedernales Electric Cooperative, Inc., by instrument dated May 15, 1975, recorded in Volume 760, Page 487 of the Deed Records of Williamson County, Texas.
- 15. Terms, conditions and stipulations of that certain Contributing Zone Plan approved March 20, 2006, evidenced by Deed Recordation Affidavit recorded under Document No. 2006040307 of the Official Public Records of Williamson County, Texas.
- 16. Terms, conditions and stipulations of that certain Contributing Zone Plan approved August 18, 2006, evidenced by Deed Recordation Affidavit recorded under Document No. 2006086770 of the Official Public Records of Williamson County, Texas.
- 17. Electric easement granted to Pedernales Electric Cooperative, by instrument dated October 11, 2006, recorded under Document No. 2006097301 of the Official Public Records of Williamson County, Texas as shown on the Survey.
- 18. Drainage easement granted to the City of Leander, by instrument dated December 14, 2006, recorded under Document No. 2006112249 of the Official Public Records of Williamson County, Texas as shown on the Survey.
- 19. The terms, conditions and stipulations of that certain Reciprocal Development Operating Agreement dated August 18, 2008, recorded under Document No. 2008064252 of the Official Public Records of Williamson County, Texas.
- 20. Subject to all definitions, easements, covenants, limitations, conditions, rights, privileges, obligations, liabilities, and all other terms and provisions of that certain Declaration of Reciprocal Covenants, Conditions, Easements, and Restrictions, recorded under Document No. 2013016236, and further affected by Document No. 2013055577, all of the Official Public Records of Williamson County, Texas.
- 21. Building setback 30 feet in width along all boundaries of the HEB Property which abut the Horton Property property line(s), as set forth in instrument recorded under Document No. 2013016236 of the Official Public Records of Williamson County, Texas as shown on the Survey.
- 22. Utility easement granted to Pedernales Electric Cooperative, by instrument dated August 22, 2013, recorded under Document No. 2013093985 of the Official Public Records of Williamson County, Texas as shown on the Survey.
- 23. The rights of Upper Brushy Creek Water Control and Improvement District to levy taxes and issue bonds.

24. Lawsuit pending under Cause No. 22-0943-C425 filed July 12, 2022 in the 425th Judicial District Court of Williamson County, Texas, styled "H E Butt Grocery Co., HEB Grocery Company LP, and H-E-B LP v. Williamson Central Appraisal District."

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